Professional Association of Self-Caterers UK

NEWSLETTER

2 December 2025 Issue 291

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COMMENTARY

Firstly, after all the news coming from the Budget we are pleased to announce that PASC UK will not be increasing Membership Prices in 2026. The Membership has been brilliant this year and we continue to grow. See below for section on pricing as we have one gentle ask in return. Thank you!

The Budget

Tax! Tax! Tax! would be a fair, short summary. We'll leave other publications to cover the fall-out from the wider Budget.

Elsewhere in this newsletter you will find notes on the measures that are being introduced, so we won't repeat the detail here.

Starting with **Business Rates**, the increase in average Rateable Values (RV) will bring more owners into passing the Small Business Rates Relief (SBRR) thresholds and require them to pay Business Rates. The increase in average RV's in England was 23% and Wales 24%. We currently do not know why there is a difference.

The amount that those that pay Business Rates will rise from April 2026. This is due to both the increases in RVs and the final loss of the current 40% Retail, Hospitality and Leisure discount for hospitality businesses that has been reducing since Covid. This disappears in April 2026 compounding the overall increase. The Government has though introduced a lower Multiplier for Hospitality, and yesterday morning announced how further Transitional Relief will work. We have a short section on this below and have produced a comprehensive paper for all on it as well. However, we expect that the amount that those on Business Rates rise by 57% by the end of the Transitional period on three-four year's time, increasing year on year.

The whole process is really complex, and it's clear from correspondence that most have misunderstood what the impact of the new Rateable Values is, this is hardly surprising as the Transitional Relief, which do go some way to mitigate the increases, were only revealed with worked examples by Treasury yesterday morning.

PASC UK have taken the decision to support the sector in navigating through this in much the same way as we did Fire Regulation. We will make all the papers free to all, we will have free webinars to explain the changes, and under what circumstances it may be worth taking remedial actions.

Only Members will have phone and email access to the team, who are experienced on dealing with Business Rates. There will also be PASC UK Members Meetings to cover the changes. Business Rates is a core competence for PASC UK, and we have helped hundreds of Members correct Rateable Values. The key report to download to understand the changes is released today. It is a must read for those affected as the detail is far too much to put in the newsletter.

You can download it here if you're not a Member: https://www.pascuk.co.uk/reports/
And download it here if you are a Member: https://www.pascuk.co.uk/account/member-reports/

We will announce the schedule of Meetings and Webinars next week, and we have published the support papers today.

The way the changes work is that the impact of the changes is minimised in year one. There is time to apply to make any changes to your Rateable Value, and we can help you with that. See some of the detail below.

Moving on, the increase in property tax for Landlords adds to the pressure, taxes like this rarely seem to come down, and this will just and to the erosion of profitability for so many.

The increase to minimum wage is also challenging, it's a good thing to try and pay youngsters as much as possible, however it is undeniable that driving up wages at the bottom end ripples up throughout our payrolls. What is doubly sad about the impacts of raising the Minimum Wage rates is that it has reduced the number of young people that hospitality businesses can afford to employ, a career starting point for so many.

Then we had the pre-budget announcement that Mayors (and other Local Leaders, what might that mean?!) will be given powers to raise Tourism Taxes. If there was ever a **NOT NOW** moment this was it. PASC UK in not against every form of tourism tax, but there are ways that they can benefit those that pay and collect it, and those that don't. We have laid out some of our fears and concerns below.

It's not coming anytime soon, there will be Consultations, legislation to draft so there is time to try and offset the negative effects of ill-informed policy and legislation.

The combination of all the Budget impacts are not good, they are though spread out, and can give us time to adapt and manage our way through. PASC UK will be running a programme of Webinars in the New Year to help you in as many ways as we can to do this. There are strategies to help and we will be bringing a variety of experts together to help you navigate 2026 and beyond.

There is no letting up of demand from guests for our sector, there is no doubt that some owners are leaving, VOA data over 2023/2024 shows 14.1% reduction. At some point, those of us still holding the line will see a hardening of demand, and with that hardening we will also see better average daily rates.

For those of you that missed this morning's Zeal Tax Meeting on Budget impacts, that will have been recorded and will be placed on the website asap here https://www.pascuk.co.uk/webinars/ and there are some notes below on some of the tax measures that may affect you.

On top of all the above PASC UK Cymru was in full detailed response mode. The catchily named Wales Development of the Tourism and regulation of Visitor Accommodation (Wales) Bill is making its unseemly haste through the Senedd. With others we gave evidence the week before last, and were given one week to give supplementary evidence post the Scrutiny Sessions.

There are substantive failings in the way that the legislation is written, and the team worked flat out to consolidate feedback and present this to the Bill Team. The problems are almost all caused by the speed at which the Bill is be rushed through. It is not Emergency Legislation and we are doing all that we can to slow it down and make sure that all aspects are given due consideration.

In the Papers section below, you can find links to see our submissions.

We have also had some really positive meetings with MPs this week, maintaining pressure on stopping EPCs for the sector. All the MPs we met agreed to ask Parliamentary questions on it, write to the Minister and more.

Alistair and the Team at PASC UK

NO PRICE INCREASES FOR MEMBERS IN 2026

At a time when almost everything seems to be going up, we wanted to kick off December and the festive period with some positive news for our Members – we have 'frozen' our Membership prices for our Owners and Self-catering agencies for 2026.

We really hope that this comes as good news for you all as we continue to fight on so many fronts on behalf of the sector.

We are still growing as an Association, and next year we will be focussing on seeing how much financial support we can get from businesses that make money from us all, the tech companies and the suppliers. We will let you know as that progresses.

One ask from us in exchange – so often you email us telling us about friends, family and neighbours in the sector who aren't Members – please encourage them this Christmas to join PASC UK to support the work we do to continue to support all of you – 2026 is going to be a busy one!

If you would like a short note that you can email them with, which lays out the benefits of Membership and what we do, and how much it costs, let us know and we'll send you a draft email that you can forward on to them. Send to support@pascuk.co.uk

POLITICAL UPDATE

Budget week landed, and with it, a lot of concern and nervousness within tourism. We will try to address some of that below.

PASC UK Team with Stuart Anderson MP and Ian Roome MP at Portcullis House, Westminster

EPC Lobby Days

Over the past week PASC UK has been out in force in Whitehall, meeting with cross-party MPs including Stuart Anderson, Jayne Kirkham, Ian Roome, Sir Roger Gale and Henry Tuffnell to press home the case against dragging holiday lets into the EPC regime. The feedback was strong and supportive: multiple MPs committed to submit Parliamentary Questions, write to Ministers, and continue engagement. A clear signal that political pressure is building. EPC remains the issue that has operators awake at night, and we are doubling down on our efforts.

All of these MPs agreed to place Parliamentary questions on EPC's and three have agreed to have in Constituency Members meetings with PASC UK Members. The Budget impact was also recognised by these MPs and we can expect further questions, particularly around Business Rates over the coming days.

Tourism Tax Arrives (or Nearly Does)

After months of denials, there was a pre-Budget announcement that confirmed the Government will allow Mayors to introduce a tourism tax on overnight stays. The idea is being presented as a way to support local growth and fund infrastructure, but from where we stand it is extremely worrying, just have a look at the language in the note in this Newsletter about the proposed introduction in England

of a Tourism Tax. PASC UK remains opposed in principle, especially given the fragile state of the visitor economy and the likely impact on rural and coastal communities.

It will not be quick or easy for it to become law. A consultation is now live until February 2026, and primary legislation will likely need to come after the next King's Speech, most likely in the new Parliament around April. Even then, councils will have to adopt it locally. That gives us plenty of touch points to influence and a lot of work ahead to protect our sector.

Several MPs, including Blake Stephenson (Mid Bedfordshire, Con), have already asked follow-up questions. As expected, government responses so far have been vague: confirmation only that a consultation will happen and that the levy would be optional. No firm commitments yet, but the window for lobbying remains open.

Budget 2025: A Mixed Bag and Growing Risk

The Chancellor's 2025 Autumn Budget was unveiled amid a credibility crisis. An early leak by the independent fiscal watchdog shook confidence before the debate even began, and experts from across the political spectrum criticised the package as unpredictable and harsh.

For our sector the implications are serious. The Budget maintains many tax and business costs, but offers no real relief for accommodation providers. Rising National Insurance, frozen income thresholds and no VAT reduction leave self-caterers exposed, particularly at a time when margins are already tight. The wider economy is forecast to slow: productivity growth has been downgraded, borrowing remains high and inflation pressures continue.

We are currently reviewing the full details with industry allies. As more information becomes available, particularly on business rates changes, tourism tax and other related measures, we will publish guidance for members.

DCMS Oral Questions, Statutory Registration in Focus

Statutory registration came under the spotlight this week, following a question by Joe Powell MP (Kensington, Lab) highlighting his perceived concerns with illegal subletting, fire safety, and rogue rentals. The Government's response was clear. Tourism Minister Stephanie Peacock confirmed plans to roll out a short-term lets registration scheme in England in 2026 and welcomed further dialogue.

That is good news. It means this Minister at least, recognises the need for regulation, but regulation that works, not knee-jerk crackdowns as we have seen elsewhere in the UK. We will continue to push for a system that ensures safety and compliance while protecting legitimate small businesses.

Final Word

This has been a busy, uncertain and politically volatile week. Between Budget upheaval, a looming tourism tax, EPC pressure, and shifting regulatory winds, the road ahead looks rocky for self-caterers. But these are exactly the moments when our voice matters most.

BUSINESS RATE CHANGES FOR 2026 AND BEYOND

The November 2025 budget has introduced changes to the way that business rates are calculated. In England, the headline business rates 'multiplier' has been reduced for businesses in the area of 'hospitality, retail and leisure', but the previous 40% discount for this sector has been removed which more than cancels the gain. In addition, all business rates have been uprated from 1 April 2026, which is part of the 3-yearly revaluation cycle.

With an average uplift in rateable value from April 2026 for self-catering by 23% in England (24% in Wales), the net effect for those properties who do not qualify for small business rates relief (SBRR) is that from April 2026 their payments will increase. In England the combined effect of the changes is that the average increase will be 57%. Although there will be Transitional Relief that will spread the increase over 3-4 years, most operators will face increased costs from April 2026 onwards.

At present, although the increased rateable values are available for both England and Wales, the new multipliers for Wales have not yet been published. The level of increase for Wales is therefore not yet known.

Whilst a modest increase in line with inflation may have been expected, these increases in RV are double the rate of inflation since the last Revaluation. We will be contacting the Valuation Office to find out on what basis these increases were arrived at.

In addition, as the thresholds for SBRR are unaltered, many more properties will now be subject to full business rate payments. A single property in England with a current rateable value of £12,000 gains full SBRR and so pays nothing. From April 2026, the uplift in rateable values for the same property will

remove SBRR resulting in an expected annual rates bill of over £5,000. The transition arrangements will, however, spread the increase over 3-4 years.

To explain the way that the changes work, and how they may impact you is a fairly complex paper, and almost impossible to summarise in a few lines, so please download the Free Paper that we have prepared on this. You can do that from here: https://www.pascuk.co.uk/reports/

Essentially…

Rateable Values have gone up. 23% England, 24% Wales.
The 40% hospitality grant discount that the Government was offering us stops at the end of March 2026
There is a new reduced Multiplier. This goes some way to mitigate the above
There is new Transitional Relief. This is where it gets really quite complex, (Treasury only released detail and worked examples yesterday)
The outcome of the Transitional Relief is to minimise increase for next year, with year on year rises over four years to get to the full fat rise, averaging 57% more than you are paying now.

This means we all have a little more time to make sure that your Rateable Values are correct.

How PASC UK can help

PASC UK will be letting owners know how they can find out if their new RV is correct. There is a well-established "Claim-Check-Challenge" system in place with the Valuation Office. PASC UK have a Guide on how to do this, which will be updated in light of the current changes.

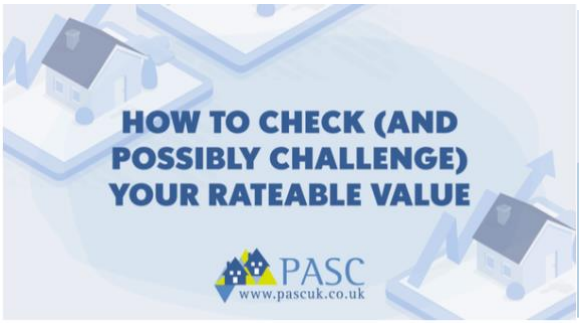
This guidance will allow you to see if your RV is correct. The Papers will be free to all, but only PASC UK Members will have access to phone and email support, and to Members Meetings on the subject. We will also run a Free Webinar to all on this, and the dates and publications of all the supporting materials will be notified in the Newsletters and Facebook.

If after reviewing your situation in light of our guides you find that your RV is wrong, you should have time to get this changed before the Business Rates Bills start coming out in April 2026.

Spoiler Alert

> The Valuation Office takes samples of VO6048s rather than checking every single owner's property details and applies the sample data across the Revaluation. This means that some RVs will be too high, and some will be too low. That is possibly why we are all seeing examples quoted showing massive rises.

Two papers are available to you to help, and these can be found below, however we recommend that you wait until you have seen one of the Webinars or attended a PASC UK Meeting on this subject before rushing into trying to get your Rateable Value changed.



These can be found here: https://www.pascuk.co.uk/reports/

TOURISM TAXES, HERE WE GO AGAIN

The Westminster Government sneaked out a pre-Budget release about Tourism Taxes, and then did not even cover it in the Budget. It was only weeks ago that the then Tourism Minister stood in that same House of Commons stating that there would be no Tourism Tax in England. What was launched on the 26th November suggests that, with the level of planning, a prepared Consultation, that this has been underway for some time.

So, what happened, enormous pressure from Mayors, who are keen to get tax raising powers. They won't get the power to raise income Tax, or VAT so there are few options, and Tourism Taxes seem to be an easy option, as they are paid by non-voting tourists.

There is the inevitable Consultation. PASC UK will as usual be providing Guidance Notes on responding. We have some time, the deadline is 18th February 2026. In the interim we welcome feedback and this will doubtless loom large at Members Meetings.

You can find it here: https://www.gov.uk/government/consultations/overnight-visitor-levy-in-england

Some debunking needs to be done. As said in the Commentary we are not pathologically opposed to a Visitor Levy, there are ways in which they can be introduced to have a positive impact, however you just have to look to Scotland, utter fiasco, and Wales, going to be a fiasco, to see why we need to push back hard and have some key asks of any such introduction.

We were also alarmed to read this section in the proposal..

> 5.5.3. The government therefore proposes that Mayors and other local leaders would be able to set different rates for different types of accommodation. This could include setting a higher rate for short-term lets where there is a need to balance local housing demand and the need for local employee housing with accommodation for visitors. These types of accommodation, such as entire-home holidays rentals, have distinct impacts on local housing markets – for example contributing to affordability pressures or displacing longer-term housing – neighbourhood character, and public services, particularly in areas of high tourism demand.

> This power would also enable Mayors to apply a lower rate to accommodation types with lower impacts on local communities including, if desired, a zero percent rate.

Some myths about Tourism Taxes

There are many more, but here are the top 5 to set the debate rolling…

1/ They are nearly always BED TAXES. Despite all the evidence that 'over-tourism' is caused by day visitors, who spend little, it is always the overnight visitor that get to pay. Think the stories justifying tourism legislation about overcrowding and litter on Snowden for example.

2/ Bed Taxes do not distinguish between overseas tourists, domestic tourists and people staying in accommodation to work or visit relatives

3/ The market price is the market price. If we could charge the market price, plus whatever the tax will be we would be already. This is already the case with our Members who have to charge VAT, they cannot increase their prices by 20%. With so much pricing in our sector determined by dynamic pricing the impact will be that the businesses have to bear this as ain increase in costs. So it should be considered Business Tax.

4/ Lots of other Countries have tourism taxes. Yes they do, BUT…. Our near competitors in Europe nearly all have substantially lower rates of VAT. Many have City taxes not Country wide tax's, recognising the different pressures on urban and rural tourism. If introduced it will make the us one of the most expensive destinations in the world for international visitors.

5/ You are going to repeatedly hear the word 'hypothecation' What does that mean?

AI says…

> **Hypothecation of tax** refers to the practice of explicitly dedicating, or "earmarking," the revenue generated from a specific tax for a particular, named public service or program.
>
> This contrasts with the traditional method in most countries, including the UK, where all tax revenues are paid into a single, undifferentiated "consolidated fund" and allocated by the government based on overall policy priorities.

What we cannot accept is that any money raised just disappear into local Council coffers to be spent on pet projects. The money must be spent on tourism related investment and support.

ZEAL TAX – THE AUTUMN BUDGET – WHAT DOES IT MEAN FOR THE SHORT-TERM LET SECTOR?

The 2025 Budget has landed and unsurprisingly, the short-term let sector will be adversely impacted by tax changes. Most notably, the additional 2% income tax charged on profits from property letting.

Zeal have summarised the main tax changes in the Autum Budget 2025 that will affect landlords of short term lets.

Increase in Income Tax Rate for Property Income

From April 2027, the income tax rate for profits from property letting will increase by 2% (Yes we are Landlords now for taxation purposes, post Abolition of FHL Allowances).
The basic rate of income tax for property income will be 22%, 42% at the higher rate and 45% for additional rate taxpayers.

There will be no changes to income tax rates on employment income or trading income. This income will be taxed at the same rates (20%/40%/45%).

If your rental profits plus any other sources of income are below £12,500, then there will still be no income tax payable.

The new rates will only affect taxpayers in England, Wales & Northern Ireland. Scotland's tax rates are set by the Scottish Parliament and no announced has yet been made by the Scottish government.

Following the abolishment of the Furnished Holiday Let (FHL) tax regime in April 2025, owners of short-term lets are taxed in the same way as long term residential or commercial lets. Consequently, short-term let owners will be subject to the additional 2% tax charge.

The FHL tax regime provided several tax incentives/reliefs for qualifying short-term let owners over long term lets. One of the benefits was the ability to deduct the interest on finance costs, such as mortgages, when calculating tax payable. This was removed from April 2025, and the tax relief was restricted to a basic rate tax reducer of 20% of the interest costs. Under the new rules, from April 2027, the tax reducer will increase to 22%, inline with the new basic rate of income tax on property income.

The changes set out above will only impact unincorporated businesses. Properties owned in limited companies will NOT be affected.

Increase in Dividend Tax Rates

Although property owned in limited companies will not be affected, the profits withdrawn from the company by the shareholders via dividends, will face an increase of 2% on dividend tax rates. Dividend tax rates will change from April 2026, as follows;

- Basic rate 8.75% to 10.75%
- Higher rate 33.75% to 35.75%
- Additional rate remains unchanged at 39.35%

THE AUTUMN BUDGET – WHAT DOES IT MEAN MORE GENERALLY?

Changes to Pension Contributions

What was announced?

From April 2029, employer and employee NI contributions will be charged on pension contributions made by the employee above £2,000 per annum made via salary sacrifice.

Salary sacrifice is when the employee agrees to reduce their gross salary or sacrifice a bonus and, in return, you – as the employer – pay the same amount into their pension.

All employer pension contributions will continue to be free of NICs.

What does this mean for members?
The introduction of NICs on pension contributions made via salary sacrifice would significantly weaken one of the few remaining straightforward tools that family farms and rural businesses use to fund employees' retirement. At the moment, salary sacrifice allows both employers and employees to save income tax and NICs, so it is commonly used to boost pension savings for working family members and key long-serving staff without increasing the cost to the business. Once NICs are applied to the pension contributions, every pound saved in the pension would cost the employer an extra 15 pence and employee extra 6 pence. Employers and employees may both be under pressure to scale back their pension savings as a result.

Mansion Tax

What was announced?
A High Value Council Tax Surcharge on properties worth over £2m, raising an estimated £0.4bn. This will be based upon updated valuations and will take effect from April 2028. It will be an annual surcharge on top of council tax.

Properties above the £2m threshold will be placed into bands based on their property value. Charges will increase in line with Consumer Price Index (CPI) inflation each year from 2029-30 onwards.

What does this mean for members?
No detail or methodology for the valuation exercise has been published yet.

PASC UK would like to thank the CLA for providing the above information

A NOTE FROM J L MORRIS – A TRICKY INSURANCE TERM EXPLAINED

What does this mean – 'your insurance policy has a Condition of Average'. And in English?

Like all sectors – business, hobby, day-to-day life – there are special terms that are used and some of them seem to make no sense.

Your commercial insurance is likely to have a Condition of Average – but just to confuse, not all commercial insurances contain this clause.

It's best not to have a Condition of Average if you can avoid it.

Let's explain. Most properties are under-insured and the figure on which the insurance is based does not accurately reflect the cost of clearing the site and rebuilding. This is not a surprise as most policyholders are not builders or surveyors. So that insurers can pay the full value of the claim they need to receive the correct premium, and most premiums are calculated taking the true value into account.

As an 'incentive' most policies have this mysterious Condition of Average. In straightforward terms if you are half-insured you will only receive half the value of the claim. But you must expect serious questions as to why you are half-insured, how you arrived at the figure in the policy, the last time you had a professional valuation, and so on. These will all delay settlement of the claim.

You may have owned the property for, say, 20 years and relied upon the 2005 insurance (reinstatement) value from the pre-purchase report prepared by the surveyor (did you make sure to add VAT to the reinstatement figure?). After Covid there was a rapid increase in the cost of rebuilding and whilst most insurance values are index-linked there is every chance that you are lagging behind and in danger of being under-insured.

So, what about the commercial insurances that do not have a Condition of Average? This can be very helpful in the event of a partial loss (and my guesstimate that 99% of all claims are a partial loss) will mean that your claim will be paid in full with the only limitation being the sum insured itself. However, if the insurer suspects that you have deliberately insured for a lower value to obtain a cheaper premium your claim could be rejected in its entirety.

Our Allianz self catering scheme does not have a Condition of Average and whilst we are not valuers StreetView and pictures on your own website will give us a clue if you are suggesting a woefully low figure. A Rebuild Cost Assessment is available at £190.00 per property.

Next time I will tell you about the 85% Condition of Average – or better still talk to your Insurance Broker!

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

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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/ Update on Business Rate Changes Effective April 2026.

This paper explains the complex arrangements around changes to Business Rates for self-catering announced in the Budget.

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

2/ PASC UK Cymru Response to Section 7 of the Development of the Tourism and Regulation of Visitor Accommodation (Wales Bill)

This paper covers our response specifically to Section 7 of the Bill, which we regard as significant over-reach of the intended policy intentions.

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

3/ PASC UK Cymru Supplementary Evidence to the Development of the Tourism and Regulation of Visitor Accommodation (Wales Bill)

This paper covers our additional response to the Bill as a whole, laying out key areas that must be addressed in the legislation before the Bill is passed into law. There are significant failings which will impact the self-catering sector if not attended to.

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

4/ 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/

5/ PASC UK Cymru response to Pembrokeshire Council Tax Premium

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

6/ 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.

7/ 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/

8/ 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/

9/ 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/

10/ 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/

11/ 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/

12/ 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/

13/ 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

14/ 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 December.**

15/ 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 DECEMBER 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 ENGLAND MEMBERS MEETING – RESCHEDULED – SEE NEW DATE BELOW

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

1000 on 9 December 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:

- 3 December, Welsh Revenue Authority Registration & Visitor Levy Public Meeting, Llandudno
- 4 December, Welsh Revenue Authority Registration & Visitor Levy Public Meeting, Cardiff

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

PASC
www.pascuk.co.uk
Professional Association of Self-Caterers UK

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