Professional Association of Self-Caterers UK

NEWSLETTER

30 December 2025 Issue 295

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COMMENTARY

Keeping the Christmas and New Year Newsletters as short as possible. We would like to thank all our Members for their support during 2025, it has been much appreciated. We look forward to serving you further in 2026, and wish all our Members and readers a Very Merry Christmas and a Prosperous 2026.

Alistair and the Team at PASC UK

PASC UK CLOSING DATES AND NEWSLETTERS OVER CHRISTMAS AND THE NEW YEAR

The team at PASC UK will be taking a break at Christmas and New Year, operating an emergency only line for PASC UK Members.

We will be closed from Saturday 20th December 2025 to Sunday 4th January 2026.

Emergency requests from PASC UK Members should be sent to support@pascuk.co.uk over this period and we will respond as soon as we can.

2026 MEMBERSHIP CERTIFICATES

2026 Membership certificates in both English and Welsh can now be downloaded from the Members area here: https://www.pascuk.co.uk/account/member-downloads/

Once downloaded, you will have a PDF file which you will be able to print and handwrite your business name onto, or type it into before printing.

BUSINESS RATES UPDATE ENGLAND AND WALES 23 December

V3 of the Update on Business Rate Changes, Effective April 2026, is now available on the website. This now finally includes the full understanding of how Welsh Business Rates bills will be affected from April 2026. It has taken this long to get all the relevant questions answered by the English and Welsh Governments.

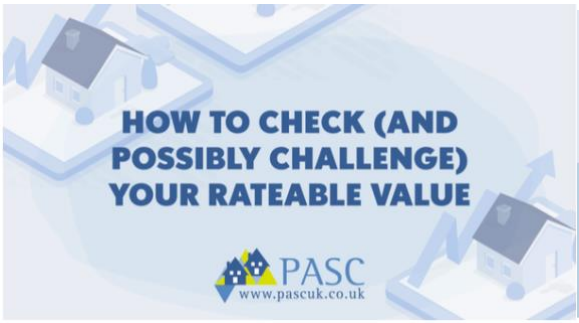
The changes are complex and will hit many businesses hard, so we are making our guidance on this free for all to download. However, only PASC UK members will have access to phone and email support. We will also be running webinars, see below. T
To download the guides, and also a calculator that will estimate what your new payments will be, please go to:

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

We will be holding a PASC UK Members Meeting at 1100 on Wednesday 7th January. This will cover both England and Wales. Register HERE.

We will be holding a PASC UK General Webinar for non-members at 1200 on Wednesday 7th January. Register HERE.

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. We have a meeting with the Valuation Office to see if any part of 'Check-Challenge' has also been updated, and if so, will update the papers accordingly. We will also be challenging them on the average increases to the sectors Rateable Values This meeting does not take place until Thursday of this week.



You can download them 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/

A 'MUST DO CHECK' FOR ALL ON BUSINESS RATES

PASC UK urges all readers of this newsletter who pay Business Rates to check their Bill. You are looking to check if the 40% discount Retail, Hospitality, and Leisure (RHL) Business Rates Relief has been applied.

If it hasn't you must apply now. Not having claimed it by the deadline of March 2026 could have a huge impact on your actual Business Rates Bills going forwards. How much your increase is, will be based on what you were paying in 2025/6, so if you have not claimed it, you will pay substantially more after April 2026.

Overview..

To apply for the **Retail, Hospitality, and Leisure (RHL) business rates relief** scheme, you must contact your local council. In most cases, if you were eligible for the relief in the previous billing year, it will be applied automatically to your bill.

How to Apply:

- **Automatic Application:** If your business already received RHL relief in the prior year, your local council will likely apply the current year's relief automatically and send a revised bill. You do not need to take action unless you need to refuse the relief or if you are near the cash cap.
- **New Applications or Missed Relief:** If you believe you are eligible but the relief has not been applied, you must contact your local council's business rates department directly. They will provide the necessary application or declaration forms (often available on their website).

Key Details for 2025/2026

- **Relief Amount:** Eligible occupied properties can receive a **40% relief** on their business rates bills for the 2025/2026 billing year (1 April 2025 to 31 March 2026).
- **Cash Cap:** The maximum amount of relief a single business can receive is **£110,000** across all its eligible properties in England.

- **Subsidy Control Limits:** The scheme is subject to the Minimal Financial Assistance limits under the UK's subsidy control regime. A recipient cannot receive over £315,000 in total subsidies over a three-year period (the current financial year and the two previous financial years).

Eligible Properties

Properties that are wholly or mainly used for the following purposes typically qualify:

- Shops, restaurants, cafes, bars, or pubs.
- Cinemas or live music venues.
- Assembly and leisure (e.g., sports clubs, gyms, spas).
- Hotels, guest houses, **or self-catering accommodation**.

Properties not reasonably accessible to the public or those used for providing financial or professional services are generally not eligible.

For more detailed information on eligibility and the application process, refer to the official GOV.UK guidance on business rates relief.

WALES LICENSING BILL – 'DEVELOPMENT OF TOURISM AND REGULATION OF VISITOR ACCOMMODATION (WALES) BILL – STAGE 1 SCRUTINY REPORT PUBLISHED

The Stage 1 Scrutiny report has now been published (19 December), the report summarises the evidence given and makes recommendations from the committee. The report is available here: https://laiddocuments.senedd.wales/cr-ld17665-en.pdf

We will provide further detail in the New Year but rest assured we already have a plan for our next steps.

The next milestone will be the Stage 1 debate on 13 January 2026. Ahead of the debate, the Government must decide its intentions for the Bill, which are then publicly declared during the debate.

The Bill then moves forward into Stage 2 of scrutiny, where amendments will be considered. PASC UK have drafted proposed amendments and have begun liaising with MS's of all parties, to suggest collaborative work at this stage – working together is essential, if we are to make the compressed timeframe work for all involved.

All supporting documentation including oral and written evidence and full transcripts can be found here: https://business.senedd.wales/mgIssueHistoryHome.aspx?IId=46599

PASC UK WEBINAR PROGRAME FOR JANUARY 2026

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.

A new Programme for 2026 is currently being worked on and will be revealed early in January. This will cover a wide range of topics, from ways to boost your business, to sustainability, Making Tax Digital, Capital Allowances, Mortgages, Business Rates and much, much, more.

1/ PASC UK MEMBERS MEETING ON BUSINESS RATES CHANGES

1100 on Wednesday 7th January 2026.

This will be recorded and placed in the members area of the website

We will be explaining what changes have been made regarding business Rates.

- The increases to Rateable Values
- The reduction in the 40% Hospitality Grant
- The New Multipliers
- Transitional Relief
- And how they all combine together.

Places are limited by Zoom. If we are oversubscribed, we will convene another meeting. **Please register using a link below – once your Membership status has been confirmed you will receive a link to join.**

You can book your place here:
https://us06web.zoom.us/meeting/register/rv6MSfGQS5mhaykTL6J8AA

2/ PASC UK FREE WEBINAR ON BUSINESS RATES CHANGES

1200 on Wednesday 7th January 2026.

This will be recorded and placed in the free area of the website

We will be explaining what changes have been made regarding business Rates.

- The increases to Rateable Values
- The reduction in the 40% Hospitality Grant
- The New Multipliers
- Transitional Relief
- And how they all combine together.

Places are limited by Zoom. If we are oversubscribed, we will convene another webinar. Once you have registered you will receive a link to the webinar, plus reminders.

You can book your place here:
https://us06web.zoom.us/webinar/register/WN_qqhWJlP4SoKqIaMGzznloQ

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. V3

This paper has been updated in line with new information on the changes and includes example of how the changes come into effect through Transitional Relief over the coming years. We also provide a link to a spreadsheet that can help you calculate your own Business Rates Bills over the coming years.

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: https://www.pascuk.co.uk/reports/

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/

2/ 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/

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 January.**

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 ON THE ROAD AND IMPORTANT MEETINGS AHEAD

PASC UK will be present at the following events:

- 27 January. Visit Cornwall meeting, Eden Project
- 3 February. South West Tourism Alliance Dinner, Higher Wiscombe
- 5-6 February. Shadow Minister Tour of SW England
- 3 March. Tourism Alliance council Meeting

- 18th March. Tourism Alliance Conference and Commons Reception
- 25 March. PASC UK Agency Conference, Tewkesbury
- 20 May. Tourism Alliance council Meeting
- 10 June. Scale Brighton
- 23 June. Scottish Agri Tourism Conference
- 5 September. Reform Conference
- 19 September. Liberal Democrats Conference
- 27 September. Labour Conference
- 4 October. Conservative Party Conference
- 11 October. Premier Cottages Conference
- 24 October. Scale Barcelona

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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DISCLAIMER

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