Professional Association of Self-Caterers UK

NEWSLETTER

10 February 2026 Issue 301

This week's contents:

- Commentary
- Political Update
- Department of Business and Trade asking for help with research
- New Partner Announcement - Bookster
- Making Tax Digital – Reminder & Support Programme
- PASC UK partnering with ATT (Association of Taxation Technicians) to support our Members with Making Tax Digital
- PASC UK attends three on the road events in one week!
- PASC UK exec Chair interview on Host Planet Podcast
- PASC UK 2025 Annual Report Launched **(REPEAT)**
- PASC UK Webinar Programme for 2026
- PASC UK Support Papers programme
- PASC UK on the Road and Important Meetings ahead
- In-Person PASC UK Members meetings
- Support Lobbying by Joining PASC UK
- Disclaimer

COMMENTARY

Last week was a busy one, both on the road and in getting out supporting notes to the two Government Interventions in England: the Tourism Tax Consultation and the Business Rates Call for Evidence. We also soft launched the beginning of our Welsh Election campaign to support the sector and the wider visitor economy in Wales. More on those below.

As a matter of urgency, the deadline for responding on the Tourism Tax and Business Rates is a week tomorrow, Weds 18th February at 2330. Please do take part, the EPC win was down to the Consultation Responses, MP letters and meetings, so let's go again….

We also continue to battle to try and get the Business Rates support, now promised by both Westminster and Cardiff for pubs, to extend to all hospitality. We hear rumours but no more at this stage.

The way that this is being handled by both governments is appalling. The Welsh Government at every step offering less support than in England, which is in itself pitiful. We were led to believe that the biggest companies would bear more of the burden, as well as the out-of-town warehouses, Amazon etc.

The reality is of course different, it has been revealed that of the biggest recipients of the £4.3bn Business Rates support package, was Heathrow Airport, who alone received £900m of the total relief. For those able to access articles on The Times, you can read more HERE.

Much work still to do.

Below you can find out more about **Making Tax Digital**, the deadline for those of you turning over £50,000 or more is end of March 2026, so do sign up and take part in the support package we are launching with ATT below. The first call on this will be on Thursday 26th February at 1000 – this will give you an overview of Making Tax Digital, including what you need to do, by when. You can register HERE.

Also, we are working with the **Department of Business and Trade** (DBT) as part of their ambitions to reduce regulatory burden particularly for small businesses by 25%. Below there is an opportunity for some of you to get involved, and receive a contribution for your time. Do take part if you can, it will assist us in the work that we are doing with them, by providing real life evidence.

Lots going on the market as we reach the half-way point in Q1, do sign up for the **Key Data** webinar which is tomorrow (Wednesday 11th Feb @ 1000) and is open to all – REGISTER HERE, and find out how the sector is tracking in this important booking quarter. Also watch/listen to Alistair on the **Host Planet** podcast below. The podcast a broad sector update, EPC's, 182, Tourism Tax, Statutory Registration, the Business Rates threat to the smaller self-catering businesses and much more, all while you enjoy a coffee. Details below.

Do take time to read the PASC UK Annual Report for 2025, it gives you an infographic easy to speed read blast through last year, what we have been doing on your behalf and who does the work for you.

We are now a bigger team than many imagine – with thanks to all of the support from our Members whose annual subscriptions are vital to us being able to do this work.

See below or download here: **Members** or **Non Members** (You will need to be logged into your account to access the Members site)

Until next week,

Wishing you all the best.

Alistair and the whole PASC UK team.

POLITICAL UPDATE

There is no Political Update this week as Alex is on holiday, full update next week, thanks.

DEPARTMENT OF BUSINESS AND TRADE ASKING FOR HELP WITH RESEARCH

As mentioned in the Commentary above PASC UK are working with the Department of Business and Trade (DBT) as part of the Governments agenda to reduce regulation by 25%.

Context…

The UK Department for Business and Trade (DBT) has set an ambitious target to reduce administrative burdens (red tape) on businesses by 25% to boost growth, as announced in late 2025. This initiative includes raising company size thresholds, launching an online dashboard for monitoring regulators, and creating "AI growth labs" to support innovation.
Key details regarding this initiative include:

- **Goal:** To reduce red tape and business administration by 25%.
- **Strategy:** The government plans to raise company size thresholds, implement an online dashboard to monitor regulators, and launch "AI growth labs".
- **Context:** This is part of the UK government's efforts to unlock business, as highlighted in calls for evidence in late 2025.

How can you help?

Researchers from the Department for Business and Trade (DBT) are looking to speak with people who have experience running a holiday let/short-term rental business, as well as those who are considering starting one. The research aims to understand people's experiences and perspectives across the sector, to help inform and improve existing guidance.

This is a great opportunity for you to explain just how much regulatory change has impacted your business, think Fire Regs in 2023, Loss of FHL Allowances in 2024, threat of EPCs throughout 2025, Making Tax Digital and threatened changes to Business Rates in 2026. They really need to understand from you, the real people affected by all these interventions, the impact all this has, on everything from your profitability/viability, business confidence/investment, mental health and more.

This is UK wide research, so anyone from England, Wales, Scotland and Northern Ireland who represent the categories below can take part.

- Hosts who manage the regulatory compliance of their property themselves
- New hosts preparing to enter the market
- Hosts with 6–12 months of experience
- Hosts managing three or more holiday lets, ideally across different regions

To support participation, DBT are offering a £70 incentive as a thank you for the time people spend taking part.

If you're interested in taking part, please complete the consent form below to apply. If selected, you will be compensated for your time.

Click here to the consent form to complete.

NEW PARTNER ANNOUNCEMENT – BOOKSTER

Over the coming weeks and months, you will see a limited number of new selected Partners that we will be sharing with you. Each of these has been hand-picked by the PASC UK team, because of the benefits their service or platform offers to operators in our sector. You won't be bombarded by dozens of webinars – only ones with genuinely useful, educational or beneficial content to help support your business. The contribution to PASC UK that these Partners makes, helps us to expand on the work that we do on behalf of the sector.

We are delighted to announce that **Bookster** are a Partner of PASC UK.

For those not already familiar with Bookster, it is a marketing software, specialising in tools for holiday rental professionals.

Attract more guests with easy-to-use tools for email marketing campaigns, engaging social media, high-converting websites and booking engines, backed up with SEO services.

Be seen on platforms your guests trust, thanks to direct API connections to Airbnb, Booking.com, and more.

Behind the scenes, bookings and guest management are handled smoothly, with reliable Property Management Software that keeps you in control.

PASC UK Members have access to 30% off new custom sites, plus a SEO Start Pack included, which usually costs £220. To find out more, visit the Offers section of the Members site HERE.

MAKING TAX DITIAL REMINDER AND SUPPORT PROGRAMME

HM Revenue & Customs

MAKING TAX DIGITAL

In 2026 many of you will need to start reporting to HMRC on a quarterly basis and PASC UK have gone into partnership alongside ATT to support the sector through this.
This is a reminder of what Making Tax Digital (MTD) is and the section below, launches the first part of our support programme.

Reminder, what is Making Tax Digital? (MTD)

Making Tax Digital (MTD) is a mandatory HMRC initiative requiring businesses and landlords to maintain digital records and submit tax updates via compatible software. Currently, it applies to VAT-registered businesses.

Key Aspects of Making Tax Digital:

- **MTD for VAT:** Mandatory for all VAT-registered businesses to use digital records and file returns through MTD-compatible software.
- **MTD for Income Tax (ITSA):**
    - **April 2026:** Mandatory for self-employed individuals and landlords with qualifying income over £50,000.
    - **April 2027:** Mandatory for those with income over £30,000.
    - **April 2028:** Mandatory for those with income over £20,000.
- **Requirements:** Users must maintain digital records, submit quarterly updates, and provide a year-end declaration.
- **Software:** You must use software that connects directly to HMRC systems.
- **Penalties:** Late filing may result in penalties, starting at £200, though some penalties are waived in the initial 2026/27 rollout phase.

How to Prepare:

1. **Check Eligibility:** Determine when your income level makes you mandatory for MTD.
2. **Choose Software:** Select HMRC-compatible software for record-keeping and submissions.

3. **Digitize Records:** Begin keeping digital records for income and expenses instead of relying solely on paper or manual spreadsheets.
4. **Register:** Sign up for the MTD for Income Tax service on GOV.UK.

PASC UK PARTNERING WITH ATT (ASSOCIATION OF TAXATION TECHNICIANS) TO SUPPORT OUR MEMBERS WITH MAKING TAX DIGITAL

PASC UK is delighted to be partnering with The Association of Taxation Technicians (ATT) to support our Members with Making Tax Digital.

ATT is a charity and the leading professional body for those providing UK tax compliance services. They have over 10,000 members and Fellows, together with over 7,000 students.
As a registered charity they have an obligation to operate for the public benefit. Their charitable aims are:

- to advance public education in and promote the study of the administration and practice of taxation;
- preventing crime; and
- advancing the sound administration of the law by promoting and enforcing standards of professional conduct amongst those engaged in the provision of advice and services in relation to taxation.
-

ATT and PASC UK will be hosting a free to all Webinar for owners in England and Wales to explain Making tax Detail in headline terms so that you can see what that entails.

This will be a one hour Webinar session for all operators in England and Wales where the key deadlines, reporting and record keeping requirements and guide to finding suitable software will be covered.

Details below:

Date: Thursday 26th February 2026
Time: 1000
Location: Zoom

REGISTER HERE

ATT and PASC UK will follow up be hosting a 3-part Masterclass series for Members which will cover:

Session One: Introduction to MTD
-When is it happening
-Who will be affected – including how to deal with a jointly owned property
-What does it involve (Digital Record Keeping, Quarterly Updates, and how the MTD tax return differs from the 'normal' self-assessment return)

Session Two: How to get ready for MTD
-How to find suitable software and what it needs to do
-Record keeping requirements and how to approach these
-How and when to sign up

Session Three: Q&A and open surgery session for questions

PASC UK ATTENDS THREE ON THE ROAD EVENTS IN ONE WEEK

As you will have gathered from previous Newsletters the team at PASC UK spend a lot of time on the road, not only in Westminster and Cardiff, as well as all around England and Wales supporting the sector. Last week was no exception and was really busy week. On Tuesday morning we were at the well-attended **West Country Tourism Conference** near Exeter.

(L-R) – Alistair Handyside, PASC UK. Kate Nichols, UKHospitality. Eddy Leviten, Tourism Alliance

Alistair gave the self-catering update and then took part on a panel with Kate Nichols from UK Hospitality and Eddy Leviten from the Tourism Alliance which took questions from the floor and was a very vibrant session.

Lots of PASC UK Members present and great to see them, for the majority the EPC news was a huge relief, but huge concern across the whole room about the proposed Tourism Tax.

That evening, Alistair and his family hosted the 10th Annual **South West Tourism Alliance Dinner**. This dinner raises all the funds that SWTA needs each year. SWTA is another Trade Association established by Alistair 12 years ago, to lobby for the wider sector, which can be really helpful especially when explaining how interconnected and reliant we are on each other.

Over forty attended from across the wider visitor economy, again great representation from PASC UK Members, lots of partnerships reaffirmed and well as new ones started all across the sector.

Then on Thursday and Friday PASC UK had pulled together another one of our **Shadow Secretary of State Tours of the South West**. This time our guest was Nigel Huddleston, MP, and now Shadow SoS for DCMS.

Over twenty six hours from picking Nigel Huddleston MP up at Taunton and dropping him back, we held five Roundtable Meetings, in Plymouth, Exeter, Bude, Bideford and Taunton, plus a Roundtable dinner in the middle. He met almost sixty sector representatives, and again great representation from PASC UK Members, and clearly got the message from hospitality about the pressures the sector is under, and that right now, a tourism tax is just the opposite of what we need.

Every Roundtable highlighted the pressure on margins, on making further investment and on employing staff.

Nigel Huddleston MP was the best Tourism Minister to date, so were 100% confident that he would get the message, and use the real life stories that he heard at first hand from businesses of all sizes to illustrate the problems facing the sector to colleagues of all parties in Westminster.

He is also part of the Shadow Cabinet for the Official opposition, and they are working up their policy positions, including Tourism, and this led to many interesting discussion, importantly on initiatives to get HM Treasury to properly value the domestic tourism sector. More on that another time.

There will be a report on this tour posted on the website as soon as possible.

PASC UK EXEC CHAIR INTERVIEWED ON HOST PLANET PODCAST

Alistair was interviewed recently by James Varley from Host Planet (formerly Holiday Cottage Handbook) about all that is happening in our sector.

Whilst the EPC news is brilliant, we are up against it once more, with the threats to the 70-day threshold in England, plus a review of Small Business Rates for short term lets, plus of course the Tourism Tax. This episode explains what is being done about these, and how readers of this Newsletter can play their part. Find out what it makes to get Alistair dancing and much more. You'll have to listen to the end to hear Alistair's sector shout-outs 🙏

The supporting documents can be found in the Business Rates and Tourism Tax sections of this Newsletter.

You can view/listen to the Host Planet Podcast here:

Youtube
Apple
Spotify

PASC UK 2025 ANNUAL REPORT (REPEAT)

We are delighted to announce that our Annual Report is now live on the website for all to read. It provides an extensive summary of the work that we have done on behalf of the sector in 2025 – the

meetings, the briefings, the in-person events, the support desk calls and more, it puts faces to names for the team that represent you across Westminster and the Senedd.

2026 already looks set to be another busy year!

Non-Members can read it **HERE.**
Members can read it **HERE.**

PASC UK WEBINAR PROGRAME FOR 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 late 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 x KeyData Quarterly Market Data Update

Date: Wednesday 11th February 2026
Time: 1000 GMT
Location: Zoom

Details: Join Sally Henry from KeyData to hear a quarterly market update from across England & Wales.

Open to Members & Non-Members. **REGISTER HERE.**

2**/ PASC UK Making Tax Digital with ATT**

Date: Thursday 26th February 2026
Time: 1000 GMT
Location: Zoom

Details: Join the team from ATT to learn about the key features of Making Tax Digital.

Open to Members & Non-Members. **REGISTER HERE.**

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/ PASC UK Paper on the Cumulative Impacts facing the Self-Catering Sector

This short paper describes the policies and impacts of the main Government policy interventions on the PASC UK 'Firework.

Members can download these **HERE.**
Non-Members can download these **HERE.**

2/ PASC UK Cymru Tourism Manifesto for the 2026 Senedd Elections

PASC UK Cymru has now published our Draft Manifesto for Wales. We will update this and the accompanying 'lobbying matrix' as progress is made on getting these pledges into Party Manifestos.

You can find the webpage **HERE**.

Members Can find the webpage **HERE**

3/ How the Senedd Elections is changing in 2026

This short paper explains how the Senedd Election is changing this year, with many more politicians being elected, and what impacts that may have.

You can find the webpage **HERE**.

Members Can find the webpage **HERE**

4/PASC UK DRAFT VOA 2026 LIST ENQUIRY GUIDANCE

This paper explains to owners how they can get a quick review of the 2026 Rateable Value before 1 April 2026.

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

5/ 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.

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/

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/

Work in Progress Reports and Papers and expected lead times

7/ 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 March.**

PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD

PASC UK will be present at the following events:

- 3 March. Tourism Alliance council Meeting
- 5 March. HostPlanet Portsmouth
- 18 March. Tourism Alliance Conference and House of Commons Parliamentary Reception
- 25 March. PASC UK Agency Conference, Tewkesbury
- 20 May. Tourism Alliance Council Meeting
- 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

Last year we 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 2026 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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www.pascuk.co.uk
Professional Association of Self-Caterers UK

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