PASC UK WALES NEWSLETTER
29 October 2026

Today's update includes:

- **Commentary**
- **What we need from you this week**
- **182-day Consultation – The Final Call… Again EXTENDED TO 11:59PM ON FRIDAY 30TH OCTOBER 2026**
- **UK Autumn Budget 2026: Update**
- **Small Business Rates Relief announced for England – What this means for Wales**
- **AirBnB Changes**
- **KeyData Index – Autunm 2026 Industry Performance Report**
- **182 Day Consultation – Everything in one place**
- **Dates for the Diary**
- **In The Media**
- **Support Lobbying by Joining PASC UK Cymru**
- **Disclaimer**

COMMENTARY

We had thought we would be writing this with the 182-day consultation behind us. I was also hoping to do a piece on 'let's take stock and consider where we are'. But what with Airbnb, the Budget and an extension to the 182 consultation, I think I'll save that for next week as there is already a lot to digest in this newsletter!

So, we thought the 182 consultation was over… until it closed prematurely at 5.00pm. There then followed a flurry of panicked emails. We contacted the Welsh Government over the weekend and, to be fair, by 10.30am on Monday morning it had reopened and been extended for another week. That was pretty efficient, and the prompt action and extension were hugely appreciated, particularly by those who were halfway through completing it.

Friday was, all in all, a pretty 'epic' day, what with the above, the cyberattacks which, for a few minutes, we thought had taken down the Welsh Government's 182 portal, and Airbnb making their unprompted announcement.

We cover Airbnb's announcement in more detail below. Fortunately, Alistair was attending a European sector event when the news broke and was able to explore what this meant together with our European colleagues.

On **Tuesday evening**, after the original consultation deadline, we held a virtual 'drinks' on Zoom for operators in Wales. The idea was to breathe a sigh of relief that the consultation was behind us… well, almost!

It was a lovely session. No slides, no formal speeches, just an opportunity to let our hair down a bit. There was Gin and Rosé and we did talk about what happens next and some of the formalities of the consultation, but we also laughed about the highs and lows and had a bit of a giggle. Above all, it was an opportunity for people to realise that we're not alone in all this.

Thank you to everyone who joined us. I only wish it could have been in person.

We will talk more about the next steps for the consultation next week but, in short, we continue to engage with our MSs and Ministers as we await a decision 'by the end of the year'. PASC UK Cymru has some supplementary information to produce, which we have been asked to provide, and we have a number of follow-up meetings with officials.

Elsewhere, PASC UK has been working hard in Westminster, with Alistair giving evidence on the proposed Tourism Levy in England, drawing on much of what we have learnt from the Welsh experience.

I will cover more detail on the various interventions next week, but I have been specifically asked for a link to the Welsh Visitor Accommodation Registration system, so… here it is:
Welsh Government: Register Your Visitor Accommodation
There is also plenty of information on the PASC UK Cymru webpage. But there is no panic to do this just yet, as we have until March next year.

Covered in more detail in this week's General Newsletter, you will have seen that an operator in Somerset was fined £52,000 for breaches of fire safety regulations. We know most of our members are on top of fire regs but this was a clear demonstration that enforcement is in place for those who are choosing not to comply with fire regs.

Finally, we have scheduled a Key Data update webinar to look at the trading environment over the summer and into the autumn. Read more below and join our free webinar, where Sally brings the data to life.

Kind regards

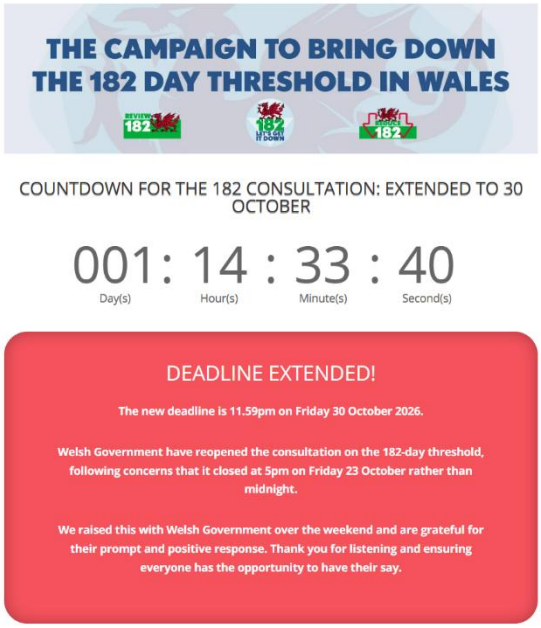
Nicky and the PASC team
PASC UK – Wales Branch
nicky@pascuk.co.uk

WHAT WE NEED FROM YOU THIS WEEK?

1. Submit your responses to the **182 Day consultation** and encourage everyone related to do so – employees, trades, family members, local pubs, those who you buy your welcome pack items

from… numbers matter! We have guidance written for both operators, and for the wider supply chain to make this as easy as possible for everyone!
THE DEADLINE IS TOMORROW – EXTENDED UNTIL 30 OCTOBER

182 CONSULTATION – THE FINAL CALL… AGAIN!



The 182-day consultation closes TOMORROW, Friday 30 October. Yes! It has been extended from last week.

The much needed 182 Consultation finally closed on Friday last week…..or did it? Government Consultations are expected to open until 23:59 on the closing date unless stated otherwise. The 182 Consultation closed at 5pm.

After some urgent communications to the Welsh Government, they very quicky agreed to extend the Consultation for another week, as well confirming that any responses received by email after the premature cut off, will be included.

Anyone who has not responded it yet, please do, details of how to do so are below.

Although extended, we would really like to thank the broad range of organisations, individuals, Facebook groups and Partners that took part in pushing this Consultation over the line. All helped try and ensure a good number of responses so our voices will be heard, to the mutual benefit of wider Welsh Tourism and we really appreciate the support offered by each and every one of them.

But most of all thanks to all of you who have to face the daily pressures caused by 182 over three long years and who have responded to the Consultation. Nothing's certain, but we can have hope that there will be a material change after all your efforts and struggles.

A big piece of work remains to push a more than modest reduction over the line and we are already all over this.

For those that have yet to take part everything you need can be found here:
https://www.pascuk.co.uk/182-2/

Please don't miss that opportunity. Please don't leave it to others to speak up on your behalf … this is our chance … and numbers matter!

UK AUTUMN BUDGET 2026: UPDATE

Yesterday saw the Chancellor deliver the Autumn Budget. What we see on television is simply the headlines, so the PASC UK team is combing through the announcements to understand the detail and establish what they mean for our sector.

Business Wales has issued an initial summary, including the extension of the 5p fuel duty cut, a 3.9% increase in the National Living Wage and National Minimum Wage rates, and changes to parental pay and tax-free mileage allowances.

You can read here the **Business Wales Budget Update.**

Tuesday's General PASC UK newsletter will contain a more detailed breakdown of the Budget and what it means for Members.

We will also be hosting an OPEN TO ALL webinar on Thursday 5th November, with Matt Jeffery from Zeal Tax, to explain what the Budget means for self-catering owners and answer your questions.
Date: Thursday 5th November 2026
Time: 14:00
Location: Zoom
OPEN TO ALL – Please register HERE.

SMALL BUSINESS RATES RELIEF ANNOUNCED FOR ENGLAND – What does this mean for Wales?

You may also have seen the announcement in today's UK Budget on Small Business Rates Relief. To be clear, this applies to businesses **in England only, NOT Wales**. I mention it here purely to avoid any confusion.

Nevertheless, it is an important announcement. The eligibility rules in England remain at 70 days let / 140 days available. Following their consultation, the UK Government has concluded that there is insufficient evidence to suggest these rules are failing to distinguish genuine self-catering businesses from second homes. This reinforces our argument for a 105-day threshold in Wales, which is still 50% higher than that in England.

Today's Budget also announced an increase in Small Business Rates Relief thresholds for qualifying retail, hospitality and leisure businesses **in England** from April 2027. The threshold for 100% relief will rise from £12,000 to £18,000 the threshold for 100% relief in Wales currently stands at £6,000.

We are confirming two things - how the English changes will apply to self-catering and also seeking responses from the Welsh and Scottish Governments on their approach following the announcement.

The key point is that the Business Rates system currently puts Welsh self-caterers at a clear disadvantage compared with England. Today's announcement further highlights that gap, and we will continue to raise this with the Welsh Government.

While on the subject of Business Rates, the Welsh Government previously announced a permanent 30% discount for various accommodation providers, excluding self-catering. This remains on our work programme, and we will update you when we hear more.

AIRBNB CHANGES

Last week's update from AirBnB came during a particularly busy period and is the third major change for Property Owners in 2026:

- Single Host Fee
- Cancellation Policy Adjustments
- House Rules and Checkout Limits

The initial detail was sparse, and much of the noise in the media was around the now infamous "washing up". A short summary of the changes to what house rules looks like below:

Generally no longer permitted	Still permitted
Requiring guests to wash and put away dishes	Asking guests to leave used dishes in the sink
Requiring guests to strip beds or start laundry	Asking guests to gather used towels
Requiring guests to take rubbish off-site	Asking guests to separate rubbish and recycling into designated indoor bins
Restricting use of advertised amenities	Asking guests to switch off heating or air conditioning when leaving

One of the areas that has caused much concern when speaking to Members is the stipulation that House Rules must be disclosed before booking, and Hosts cannot include additional rules after booking has been made through messages, notices displayed in the property or verbal instructions.

The PASC UK team have received a real variety of messages on this subject and so as an initial priority, we want to clarify and address the insurance perspective of the changes as this has the highest risk factor for Owners and provide some clarity on the legal element of providing additional contracts to Guests after they have placed a booking.

PASC UK is a Member of the EHHA (European Holiday Home Association) – essentially a group of all of the other European equivalents of PASC UK where we are joined by our friends the ASSC (Scotland) and ISCF (Ireland) and friends from across Europe.

AirBnB is a global entity, applying global policies and these changes affect operators globally. PASC UK is working with the EHHA trade association Members to co-author a letter seeking clarity about the practicality and limitations of some of these policy changes on operators.

While we don't have a crystal ball as to what changes might come next from AirBnB, or any other platforms, we along with our European equivalents continue to advocate for collaboration with you, the Owners who provide the inventory for the platforms.

In the meantime, these policies apply to bookings taken from 20th November 2026, we have worked to clarify some of the positions circulating in the media to give you clarity on what they mean for

you, along with some practical steps that Owners can take while they decide their own individual next steps:

Health & Safety Signage:

Many Members contacted us with concerns about their individual properties and amenities – for example, swimming pools, hot tubs and saunas. Safety signs, in line with your risk assessment should still be displayed where appropriate or required and should not be removed. Some examples of this signage are displayed below:

Fire Regulations:

No policy update from any platform will ever override your obligations from a legal perspective. You must have a Fire Risk Assessment in place, and apply any of the mitigations identified or outlined in that. Any appropriate signage outlined as part of your evacuation procedure must remain – some examples of this signage are displayed below.

Additional Contracts:

Tom Chartres-Moore at Stephens Scown LLP has covered this on our Members Webinars on T&Cs previously, detailing the process by which a contract needs to be available to Guests throughout the booking journey in order to provide you, the Owner, with the protection that the contract affords.

We fear this point may not be what many will want to hear, but sending an additional contract to Guests post them booking through AirBnB or any other platform and asking them to sign it, may not provide you with the protection you expect, should you need to rely on this at a later date.

Immigration (Hotel Records) Order 1972:

What is this? The requirement for all sleeping accommodation providers to record the full name and nationality of all Guests upon arrival. Any Guests who are non-British, non-Irish and non-Commonwealth must also provide their passport or registration certificate details upon arrival and their next destination address on or before departure. There is no legal requirement for Owners to hold an email address or home address for Guests.

The changes announced last week by AirBnB do not limit your ability to comply with the above. For those Owners collecting this data, you must be registered with the ICO (Information Commissioners Office) – there is a paper available to Member HERE to help you understand when you need to be registered with the ICO.

Guest Contact Details:

AirBnB removed the option for Owners to email Guests using an alias in September 2023, and has since bought all communication on to the platform and tightened up its monitoring of any requests to take communication off platform. The phone number provided once a booking is confirmed is an "alias" and allows you to call or text the Guest during their stay, and for up to 2 days afterwards.

The change announced last week doesn't make any change to the above, but instead impacts your ability to use things like Wifi providers to harness Guest details.

Owners should remember that, in general, they do not have an exclusivity agreement with Airbnb for the supply of their accommodation. Many owners use a broad mix of booking platforms, intermediaries and direct bookings to fill their calendars.

Displaying your own business branding and property name on WiFi signs, guest information books, local recommendations guides and other materials within your accommodation is entirely normal business practice.

Owners are independent businesses, not extensions of Airbnb, and should be able to promote their own brand to guests staying in their properties, subject to the terms of any agreements they have entered into.

Insurance:

Probably the one that has caused the most worry for those landing in our inbox over the last couple of days, so to cut through the noise, we have spoken with our Insurance panel to get qualified insight and advice on this for you. **Please note that the answers below are based on the extensive selection of policies that they work on – you should always double check your own policy and if in any doubt, seek written confirmation from your Insurer or Underwriter for your specific situation.**

Concern being raised	What the insurance specialists say
AirBnB only provides a guest's name	No requirement for further guest information under the policies we offer
No guest address or contact details	Not a requirement for insurance
No separate signed rental agreement	Not required for cover to be valid on the policies reviewed
Guest causes a fire with a candle or similar	Wouldn't be required to be explicitly outlined in your House Rules or T&Cs to provide you with cover
Fire Risk Assessment	The insurers consulted do not ask to see one when arranging cover. Absence of a Fire Risk Assessment could become an issue from an insurance perspective should a claim be made
Swimming pools and hot tubs	As an example, the Allianz policy includes a Holiday Let Facilities Condition; owners must check their own policy conditions. Most specific Holiday Let policies will be sufficient without an additional contract. You must notify your insurer of additional facilities available at your property
Guest negligently damages the property	The insurer may seek recovery from the guest, but limited ident ification could make this harder. It should be noted that such recoveries are rare and may be covered under AirCover for Hosts

There are two distinctions we should make very clear:

Insurance cover and legal compliance are different things. The fact that an insurer does not ask for a Fire Risk Assessment does not remove the owner's legal duties. Should a claim arise, the

insurer will expect that you have a valid Fire Risk Assessment in place and are able to provide this upon request. Failure to do this, may result in issues with insurers paying out.

The biggest thing to highlight here from the insurers' responses, is actually about the quality of insurance advice. Prices and cover vary hugely - self-catering insurance is specialised and it's really important that Owners are buying a product that does what they think it does - especially where you have additional facilities such as hot tubs, swimming pools, log burners etc.

Speak to your insurer or broker, check your policy conditions and get written confirmation wher e you have concerns.

Our thanks to JL Morris, Policy Powerhouse and ECH Facilities for their advice, support and work on this over the weekend to provide our Members with reassurance.

Top Tips:

- Check your insurance policy!! If you don't have public liability insurance – we really strongly recommend you have this. Aircover is not a replacement for your own proper holiday let insurance policy
- If you have EV charging on site, and charge for usage of this, make sure you specify this in your listing
- If you're worried about washing up, make this as easy for Guests as possible – if you've previously only included a starter amount of dishwasher tablets, perhaps consider leaving a couple more going forwards
- Has your property got its own "brand"? If you don't have a simple logo, consider using a platform like Canva or a local designer to help you make one – this could be as framed artwork, a fridge magnet, on your guest book, your local guide etc
- Review where your current bookings come from – do you want to diversify your booking sources and platforms?
- If you have concerns about how Guests leave your property, ensure that you or your housekeeping team are taking videos at the end of changeover before check-in showing the condition of the property

KEYDATA INDEX – AUTUMN 2026 INDUSTRY PERFORMANCE REPORT

The team at KeyData have kindly shared with us their Autumn 2026 index report, which gives Owners an overview of the market across the UK. Members can download it without needing to put in any of their details HERE. Non-Members can download it HERE.

Some of the key takeaways reinforce what we often talk about with Members – that guests continue to favour shorter stays, and that booking windows are currently fairly stable – what we've been seeing here, we continue to see.

Sally will be on hand for Members and Non-Members on Thursday 19th November at 1400 to explain the data, talk about how summer and October half term bookings ended, and how things are looking as we head towards Christmas (the annual challenge of which day you do check in and check out to make it work for Christmas, New Year, Guests and cleaning!) and beyond into 2027.

1/ PASC UK x KeyData – Summer Holidays & Half Term wrap up – looking ahead to Christmas and 2027!
Date: Thursday 19th November 2026
Time: 1400
Location: Zoom
Register **HERE. – Open to all!**

182 DAY CONSULTATION – EVERYTHING IN ONE PLACE:

One key message from the Welsh Government is that *NUMBERS MATTER* so you need to get your responses in… in droves.

Anyone can respond: owners, their family members, neighbours, friends, trades that help you run your business smoothly, local pubs, cafes, restaurants, farm shops, deli's etc that you recommend to your guests – the most important thing is that we respond, and that we respond in great numbers [last weeks news on the North Wales Visitor Levy should galvanise that!]

Our guidance notes: are there to help with the ambiguous nature of some of the questions – they are a guide – PLEASE include information and experiences from your own perspective in the free text boxes – your personal experiences are what is most helpful.

You can respond online HERE

The 182-day page on the PASC UK Website is where you will find all the most up to date documents. Here is the link HERE

There are 3 guidance documents:

- For Owners / operators
- For employees, trades and related businesses
- For stakeholders organisations / agencies.

As well as:

- "The Case for 105", setting out why we believe 105 days is the right threshold.

As always, if you have any questions, can't find what you're looking for, or need help or advice on responding, please email support@pascuk.co.uk

The deadline is TOMORROW – please don't miss out on your chance to have your say on 182 in Wales – we need the outcome to be a policy that works for ALL of the sector, for ALL of Wales.

The deadline for responding to the 182 Consultation in Wales is the 23rd October EXTENDED TO 30 OCTOBER, and we are running a countdown timer on the 182 page on the PASC UK website. https://www.pascuk.co.uk/182-2/

Our big ask: is that you don't just assume you may benefit from the exemptions, that would make the threshold irrelevant, and to argue for a significant, not modest, reduction in the threshold, across the whole sector and the whole of Wales. Unless the threshold comes down significantly, the pressure on pricing for the whole sector will remain artificially high due to so many operators having to discount to hit the threshold. This pricing pressure will still apply to those who may become exempted. Let's work together on this.

You can access the Guidance notes here: https://www.pascuk.co.uk/182-2/

DATES FOR THE DIARY

1. **PASC UK x Matt Jeffery from Zeal Tax**, to explain what the Budget means for self-catering owners and answer your questions.
   Date: Thursday 5th November 2026
   Time: 14:00
   Location: Zoom
   OPEN TO ALL – Please register HERE.

2. **PASC UK x KeyData** – Summer Holidays & Half Term wrap up – looking ahead to Christmas and 2027!

   Date: Thursday 19th November 2026
   Time: 1400
   Location: Zoom
   Register HERE. – Open to all!

- ~~23 October –~~ 182 day Consultation Closes – Extended to 30 October

- 24 October - Scale, Barcelona
- 29 October - Visit Pembrokeshire Awards
- 2 November – Business News Wales Editorial Board – Hospitality and Tourism
- 5 November – Hospitality Symposium 2026, Wrexham
- 14 – 15 November – Welsh Labour Conference
- 17 November – Cardiff Visitor Levy Partnership Forum
- 19 November - GoNorthWales Award Ceremony, Llandudno

Tourism AI workshops

- 18 November – Cardiff
- 23 November – Criccieth
- 24 November – Llangollen

Book your place now: https://industry.visitwales.com/.../ai-made-practical...

RECORDING OF PREVIOUS MEETINGS:

Available here: https://www.pascuk.co.uk/webinars/

- 182-day consultation Update Webinar PASC UK Cymru
- PASC UK x Bookster - What is Property Management System and how can it help me?

IN THE MEDIA

Business News Wales: FSB calls for fairer rules for self-catering: https://businessnewswales.com/fsb-calls-for-fairer-tax-rules-for-wales-self-catering-businesses/

Business News Wales: https://businessnewswales.com/welsh-self-catering-businesses-urged-to-respond-to-tax-consultation/

Host Planet Podcast on the 182 Consultation: Listen now:

- **Host Planet website**
- **Spotify**
- **Apple Podcasts**
- **YouTube**

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/

PASC
www.pascuk.co.uk
Cangen Cymru Wales Branch

DISCLAIMER

Any suggestions that we make are merely that you should carefully consider your own business policies, and if necessary, consult with your Professional Advisors. PASC is your lobbying Association, not a legal service. Information is provided on a 'to the best of our knowledge basis'.

In addition, please be very wary of some of the advice given on internet communities, blogs and social media. There appear to be many of experts out there where our understanding is that there are very few. To that end, any information you get from any source should be double checked. We will always try and put the actual link to the information in the newsletters so that you can read and assess yourselves.