Professional Association of Self-Caterers UK

NEWSLETTER

13 October 2026 Issue 336

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COMMENTARY

This week we are focussing much of our efforts in getting as many responses as possible to the 182-day threshold Consultation in Wales. We finally collectively have a huge opportunity to significantly bring the awful threshold down, to something that works for 'all of Wales, all of the sector'. We have organised two meetings, one in SW Wales today at Wolfscastle Country Hotel and one in NW Wales at Plas Menai tomorrow. We have also published our own PASC UK Cymru's DRAFT response to this Consultation that closes on the 23rd October. See below for details and the opportunity to feedback.

The speculation around the removal of Small Business Rates for the sector at the Budget continues. Our response to both the speculation remains unchanged and the updates provided previously in newsletters are also still valid. We have no hard evidence that this is being considered, but have engaged with HM treasury on this, as we have been since the Consultation

on this was published earlier this year, and provided comprehensive data on what the impact would be.

https://www.telegraph.co.uk/money/property/second-homes/holiday-let-profits-wiped-out-under-planned-labour-tax-grab/

If you are unable to read this, Our Chair said warned "that reclassifying holiday lets would kill off an already “fragile ecosystem”, noting that almost 98pc of self-catering properties receive full small business rate relief".

He said: “If this measure is implemented, it would be so damaging to these local economies.”

The comments on these articles and the polls contained within are generally very supportive. HM Treasury take note.

We have also spotted another E-petition that has been launched on the Westminster Government Website. It was launched on 2nd October and is cracking along, now has 18 signatures…. It’s a really crazy one, proposing that "former private dwellings that are let as holiday homes and to legislate for income received from such properties to be taxed at a minimum rate of 90%"

https://petition.parliament.uk/petitions/781439

Two big reminders to you all this week, both in the ‘**last chance looming**’ section.

The deadline for claiming back Capital Allowances is the end of March 2027. It is still possible to join the large number of Members who have benefited through Zeal Tax and made successful claims. See below for access to last weeks online meeting covering this, and the new Self-Assessment tax forms that you may have to fill in and how you can still access help to do your claim.

The other looming deadline is for Grants for EV Chargers. The Government has announced that the current £500 Grants will expire at the end of March 2027 and will not be extended. We have updated the original Members paper, and produced a short Guide too. Details below.

And if you need some light relief and a small laugh this week – Griff Rhys Jones has got an article in the Telegraph, which will ring true with many of you reading this about changing Guest behaviours and reviews! – We think we’ve managed to get you a link here that means you aren’t beholden to the paywall so please do enjoy this one – it really made the team laugh!
https://uk.news.yahoo.com/welsh-holiday-home-turning-basil-120000161.html

Upcoming Webinars:

1/ PASC UK x Bookster - What is a PMS (Property Management System) and how can it help me? – OPEN TO ALL
Date: Wednesday 21st October **(PLEASE NOTE RESCHEDULED DATE)**
Time: 1100
Location: Zoom

Register **HERE.**

Wishing you all a prosperous week.

Best regards Alistair and the Team.

POLITICAL UPDATE

Parliament is back this week, and with a successful conference season completed, we're turning our attention to the end of recess and the Budget at the end of the month. The Overnight Visitor Levy remains high on the agenda, with new polling showing limited public support and businesses continuing to warn about its impact.

Public Support Falls Short on the Overnight Visitor Levy

New YouGov polling found that 51% of Britons oppose allowing local authorities to introduce a tourist tax, compared with 37% who support it.

While support is higher in Edinburgh and Cornwall, the poll found that in several tourism-dependent areas, including Norfolk, Devon, Somerset and the Isle of Wight there is strong opposition to the levy.

This underlines that most Britons, who would ultimately pay the levy on domestic holidays and other overnight stays, do not support the policy. We urge policymakers to listen and recognise that opposition extends well beyond the tourism and hospitality businesses.

Businesses Sound the Alarm

That warning was reinforced by *The Independent*, which spoke to hotel operators already cutting staff and services as costs rise.

One London hotelier described adding a five percent levy as "throwing a drowning man a brick", while Blackpool operator Eddie Nelder warned that higher prices simply mean fewer visitors. Businesses also remain unclear about how the levy will be collected and what extra administration will fall on accommodation providers.

These pressures extend across the visitor economy. *The Telegraph* reports that nearly 300 pubs closed during the first nine months of the year, with around 5,000 jobs expected to be lost by December.

We know this sense of pain extends to the self-catering sector, already dealing with rising costs, shrinking margins and the cumulative impact of repeated tax and regulatory changes.

Movement in Wales, but Not Far Enough

Pembrokeshire County Council has backed reducing Wales's holiday-let threshold from 182 to 154 days in its response to the Welsh Government's consultation.

Its recognition that the jump from 70 to 182 days was too steep is welcome, but 154 days would still be unachievable for many genuine seasonal businesses. PASC UK Cymru will continue making the case for a workable 105-day threshold that reflects the realities of trading in rural and coastal Wales.

Back to Westminster

With Parliament returning, our focus now shifts back to Westminster. We will be engaging MPs, ministers and regional leaders on the levy.

We will also be watching the Budget on 28 October closely for changes to business rates, VAT or the tax treatment of self-catering businesses. After a busy conference season, the priority now is turning those conversations into action.

PARTY CONFERENCE REVIEW

The PASC UK Team attended five party Conferences over the last few weeks. In order, Reform, Liberal Democrats, Labour, Plaid Cymru and Conservatives.

As you can see from the infographic, this is a significant undertaking, both in terms of commitment, they all involve weekends and the costs of attending all five, when added up, are significant.

So, are they worth it? To ensure that we really are 'politically neutral' as an organisation there is a do one, do them all mantra, which is also supported by the fact that all five of the parties are having a say in today's more fragmented politics. For example, Reform may have few seats in Westminster, but they are helping drive the agenda in Wales.

It's always easier to get opposition parties to meet with you, spend the time talking through policy development than it is to do this with the party in power. So, is it useful? The simple answer is yes, the more MPs, MSs and Councillors who 'get' our sector the better in the medium to long term.

Short Case Study

Think the awful 182 Threshold in Wales, getting any change from the then Labour Administration was almost impossible, some crumbs at the end of three years, averaging 182 over three years, 14 nights charity allowance, and no Council Tax Premium for first year you fall out of Business Rates. This was a poor return for three years solid graft to shift the dial on 182.

It was what was going on the background during that period that ultimately mattered, the work with the opposition parties in Wales in the years leading up the recent Senedd election. The team put the most enormous shift in to get all parties to declare manifesto positions on key Tourism issues, with 182 as the number 1 target. Three parties embraced this, Conservatives down to 105, Reform reduce significantly, and Plaid, modest reduction and exemptions.

When the election results were in, for the first time ever all the background work at Conferences, Royal Welsh Shows, at the Senedd, and supported lobbying from Members in Constituency meant that a majority of MSs in the Senedd supported urgent action to sort 182, and here we are, in the closing weeks of a Consultation to do just that.

Trying to work out which piece of the advocacy work actually pushed it over the line is almost impossible to tell, but hard on the wallet and feet as Party Conferences are, they most certainly play their part in the mix.

In conclusion, they do form an important part of our work, but like everything we need to review how we resource and approach them, both in terms of personnel and budget. It's great to reaffirm relationships with key supporters of our sector across all the parties, but we have also got to get more meetings with those that misunderstand our sector, and are capable of doing damage through lack of data and evidence when making policy decisions.

The Policy Team are reviewing our approach, and how best to target our resources going forwards. Being seen as an association that represents small professional run businesses, does resonate and we need to continue to improve how we tell that story, and how policies directly or indirectly impact you all.

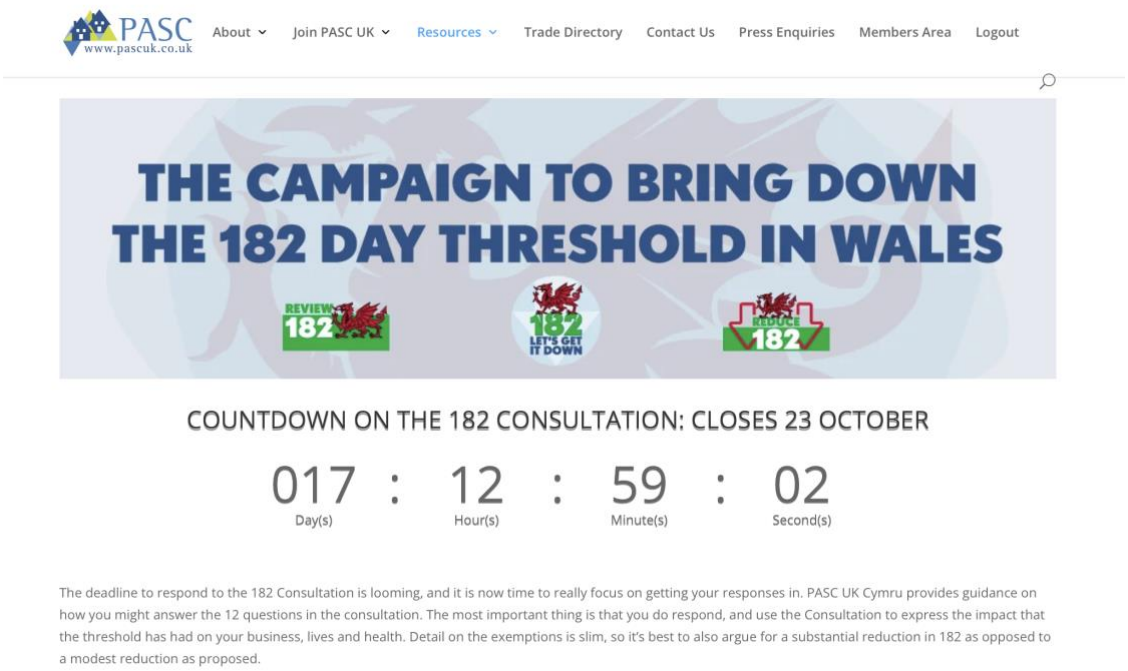
182 CONSULTATION – PASC UK CYMRU DRAFT RESPONSE FOR REVIEW

This is the most important Consultation Response that we have produced for our Members and the wider sector in Wales. Getting the 182 Threshold down has been at the top of our list since it was announced. We have spent the time since the consultation was announced checking with our Members having zoom meetings and this week two huge in person meetings in SW and NW Wales. This is the summary position of our stance that the threshold needs to work for 'all of Wales, all of the sector'.

We now collectively have a real chance to bring down that awful threshold. Today we are publishing our **DRAFT** response, it is an almost complete version of what we will be sending into the Welsh Government on the 23rd October. There is still time to comment, suggest and critique. Please send any comments to nicky@pascuk.co.uk by 21 October. Thanks.

You can find it here:
Members: https://www.pascuk.co.uk/your-membership-account/account/member-reports/
Non Members https://www.pascuk.co.uk/182-2/

LESS THAN TWO WEEKS TO 182 DAY THRESHOLD CONSULTATION DEADLINE



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

We urge as many of those affected by this threshold to respond. This could be the last chance in this Welsh Parliament for significant change. PASC UK Cymru has written guidance to help you respond. There are only 12 questions, and the by reading the guidance, much of it suggested by Members will look at the broader aspects of each question, as you prepare your own answers.

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.

PASC UK Cymru have provided three papers to help you respond, one is for Owners and Operators, one is for Stakeholder organisations that support our sector and Supply Chains one is for your teams, housekeeping, maintenance, gardening, linen suppliers and others in the wider Supply Chain. Let's get going on getting as many responses in as possible, we know that numbers count, and personal stories make a real difference.

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

We are also hosting two in person meetings in Wales, these are free to attend for all – both Members and Non Members are welcome, and this has been made possible by the generous support from SuperControl and Zeal Tax. Our thanks to them. AS you read this, we will have just finished the meeting at Wolfcastle, and will be heading north to Plas Menai.

Wednesday 14th October – 0930-1230 – Plas Menai, LL55 1EU. Book your FREE ticket HERE.

NEW MEMBERS PAPERS PASC UK EV GUIDANCE UPDATED, GRANTS AVAIBALE TO MARCH 2027

The EV charging Grant that are available until the end of March 2027 represent the final opportunity to get some support with the installation from the Government. They have stated that they will NOT extend these Grants again. The current Grant level is £500 per charger. PASC UK Members get £50 off a voltshare charger.

We have produced two papers for our Members to help guide them through the process of adding EV charging or upgrading EV charging at their Business so that they make a profit on the electricity and recoup cots of installation.

There is a popular misconception that you cannot charge more than you pay for electricity. You can, this was changed in 2014 to aid the roll out of charging points. Al the roadside charging facilities are financed this way. You can check the Ofgem website here
There are two versions, a short paper to cover Manu points and get you started, and a much more comprehensive one that covers all angels, what to check, what to remember when adding EV charging to your business.

The deadline on the grants is looming, it's a good time to start now if you haven't already.

You can find the Members papers here: https://www.pascuk.co.uk/your-membership-account/account/member-reports/

ZEAL TAX WEBINAR RECORDING AVAILABLE – CAPITAL ALLOWANCES RECLAIM ONLY UNTIL MARCH 2027

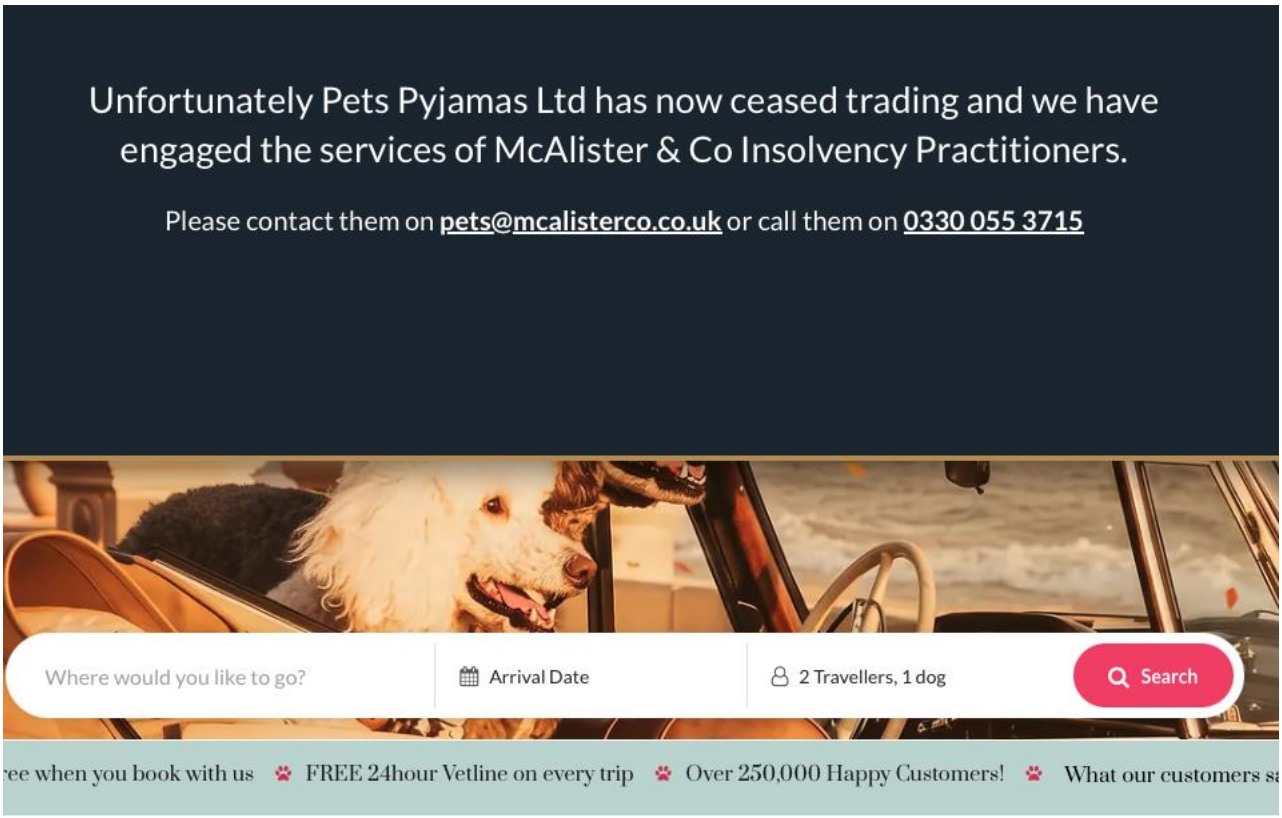
We had a really good turnout for the free Zeal Tax On-line Meeting last week. Lots of ground covered and great questions posed, as the deadline for claiming Capital Allowances on your property looms. The deadline is the end of March 2027. So, there is still time. Zeal Tax have helped hundreds and hundreds of Members reclaim millions of pounds from HMRC.

Don't assume that your accountant has done this, most have not. You can contact Zeal here for a quick review: gozeal.co.uk/pasc-members-sign-up

Zeal Tax also covered and explained the changes to the Tax Self-Assessment form (SA100) where there is now only one property section, no separation for self-catering. Defiantly worth a watch.

Members here: https://www.pascuk.co.uk/your-membership-account/account/member-only-webinars/
Non Members here: https://www.pascuk.co.uk/webinars/

PETS PYJAMAS HAVE CEASED TRADING



Houndpicked Deals & Offers

We have been notified by several Members that Pets Pyjamas has sadly ceased trading: **https://www.petspyjamas.com/**

Any of you that have outstanding bookings, that you have yet to be paid for, should contact McAlister & Co Insolvency Practitioners to register your claims.

You can contact them on pets@mcalisterco.co.uk or 0330 055 3715.

If you have not been paid, and have outstanding bookings, we suggest that you contact the guests proactively. The guest's claim is with Pets Pyjamas but the guests may not understand that, as it was your accommodation that they chose and paid for, that there was an intermediary involved.

You may choose to make some kind of compensatory goodwill offer on a reduced price stay, so that their loss is not total and you recover something, it is of course your call if affected.
We would like to extend our sympathy to all those that will be affected by this, and if any Members need to ask any related questions, let us know. We can supply Members with a suggested draft email to send to affected guests. Ask at support@pascuk.co.uk and put Pets Pyjamas in the Subject line.

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.

1/ PASC UK x Bookster - What is a PMS (Property Management System) and how can it help me?
Date: Wednesday 21st October
Time: 1100
Location: Zoom
Register **HERE.**

PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD

PASC UK will be present at the following events:

- 13 October. Pembrokeshire 182 Event
- 14 October. North West Wales 182 Event
- 19 October. Family Holiday Charity Parliamentary Reception
- 20 October: UK Hospitality Parliamentary Reception
- 24 October. Scale Barcelona
- 29 October: Croeso Awards
- 11 November. PASC UK Members Meeting – Cotswolds
- 1 December. Tourism Alliance Council 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. 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 and it takes 2 mins: 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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