Professional Association of Self-Caterers UK

NEWSLETTER

20 October 2026 Issue 337

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COMMENTARY

Last week the PASC UK team travelled throughout Wales, hosting meetings to press home the urgency to respond to the 182-day threshold Consultation, that closes this Friday.

We had two well attended meetings – one in Wolfscastle, and one at Plas Menai, plus meetings with stakeholders along the way and are hugely grateful for the support we got from Stakeholders in spreading the word. Big shout-outs to Supercontrol and Zeal Tax for providing the much enjoyed cake! The Welsh Revenue Authority, WTA, Visit Pembrokeshire, North Wales Tourism and to all of our Members and Industry Partners who attended and spread the word.

Our message to all that we spoke to was simple, do **not** rely on the exemptions, they **may or may not** apply to you, the devil will be in the detail. Much better to push for the lowest possible letting threshold, one that works for all of Wales and all of the sector, which stops all operators, whether they get an exemption or not, having to discount their offer to meet artificial and arbitrary letting thresholds.

We did get information this week from the Welsh Government that they had already received over a thousand responses. This really is not enough, and we would urge all that are affected by 182 to please respond to the Consultation.

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

Work on the Visitor Levy continues as Trade Associations look to collaborate to try and mitigate the impacts of the Levy and try and get across the message to both Government and Mayors that what might work in a Metro environment could have severely detrimental outcomes in rural and coastal areas, where overnight tourism is in significant decline. Over the coming weeks we will be sharing with Members and readers how you can get involved in pushing back.

The speculation around Small Business Rates Relief being removed for our sector rumbles on. We can't really add more than we have said in previous weeks, we have met with Treasury, reaffirmed our position and evidence to support it. There are though a handful of MPs that bring it up on almost a weekly basis. We will all be watching the budget on the edge of our seats next week.

Examples of coverage below:
https://edm.parliament.uk/early-day-motion/66691#:~:text=holiday+lets
https://www.bbc.co.uk/news/articles/cr3wvd7xyje4o
https://questions-statements.parliament.uk/written-questions/detail/2026-10-09/31440#answer#:~:text=holiday+lets

Last night, Alistair attended the Family Holiday Charity Reception in the House of Commons. This was well supported by both The Tourism Minister, Stephanie Peacock and Chris Webb, MP and Chair of the Tourism and Hospitality APPG.

The Family Holiday Charity is the PASC UK charity, voted for by our Members. We will shortly release a paper on how Members can make the very best of offering the occasional stay to good causes. In Wales operators are allowed 14 days against the 182 target, so we will be trying to make this as straightforward as possible.

There is yet another Consultation to think about, this time we really welcome it. It is a Consultation into how Councils collect Council Tax arrears. This is one of the most aggressive 'debt collection' processes in the UK and private companies simply could not operate in the same way. For more detail see below, and please, if you have fallen foul of this, please let us know as we build evidence for our response, and prepare Guidance notes to help Members and readers respond.

This afternoon the team will be in Parliament again, at the UK Hospitality Reception and will continue to make the case for the sector and for no further interventions at next week's Budget, we haven't even come close to getting through all the other impacts delivered with such regularity from Governments.

On Friday, Saturday and Sunday Alistair will be at the Scale Conference in Barcelona trying to rustle up more support from key players in the industry to support our work.

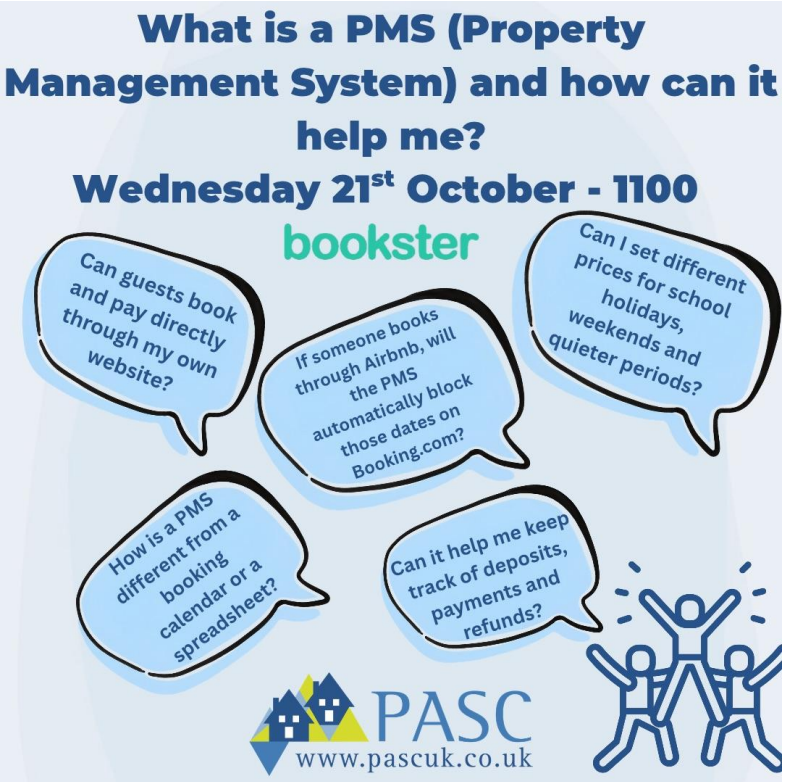
Things to do this week:

- Respond to 182 Consultation
- Send in any case studies on Councils aggressively chasing Council Tax arrears to support@pascuk.co.uk with **CT Arrears** in the subject line

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.**



Many thanks and have a good week.

Alistair and all the team at PASC UK

POLITICAL UPDATE

Cornwall's Holiday-Let Tax Debate Intensifies

Cornwall Council has called for changes to council tax rules, claiming that second homeowners are switching properties to holiday lets and retrospectively claiming refunds.

However, we know professional self-catering businesses must meet strict letting and availability criteria to qualify for business rates, and that these businesses support jobs, generate visitor spending and provide essential accommodation bedstock.

The answer is better enforcement against anyone abusing the rules, not treating every legitimate holiday let as a second home. That would punish genuine operators and damage the visitor economy the council depends on.

East Devon Demands a Voice

East Devon District Council has raised concerns about the Overnight Visitor Levy and called for consultation before any charge is introduced.

Councillors heard that a 5% levy would add £50 to a £1,000 holiday, potentially diverting visitor spending away from local pubs, shops and attractions. The council will now ask the Devon and Torbay Combined County Authority to consult local businesses, residents and visitors before making any decision.

Budget Pressure Builds

The case for action on business costs was illustrated starkly in Somerset, where one family-run campsite saw its business-rates bill rise from £1,070 to £28,820 following the 2026 revaluation. Although the business had grown and expected to pay more, an increase of almost 2,700% arrived without meaningful warning and far exceeded what it could reasonably have budgeted for.

This is exactly why PASC UK continues working with the Government to ensure changes to business rates are properly assessed and mitigated. Sudden increases can push otherwise viable tourism businesses, many already operating on razor-thin margins, beyond breaking point.

There are more encouraging reports that the Chancellor may raise the threshold for paying business rates from £12,000 to £18,000, providing relief to around 75,000 small properties, including pubs, cafés, and shops. This would be a welcome step, but any meaningful support for tourism and hospitality must recognise self-catering businesses and the jobs, visitor spending and local economies they sustain.

High-street employers are also urging the Chancellor to reduce employment costs by raising the National Insurance threshold. PASC UK will be watching closely when the Budget is delivered on 28 October.

Final Call for Wales

Pembrokeshire Council has again called for the 182-day threshold to be reduced, although its preferred 154 days would remain unachievable for many seasonal businesses.

The Welsh Government consultation closes on **23 October**. We strongly urge all affected members to respond and support a workable 105-day threshold that reflects the realities of operating in rural and coastal Wales.

CONSULTATION LAUNCHED INTO HOW COUNCILS CHASE ARREARS

As mentioned above the Government has announced a Consultation in to how Council Tax arrears are collected. This is very welcome as it has been a scandal.

Members and readers who have missed the letting thresholds required to maintain Business Rates status often receive a back-dated bill payable in seven days, and a rapid escalation to Bailiff collection. This really is a truly awful system. Anyone falling short of the letting threshold in England and Wales can end up with punitive Council Tax Bills that include vast Council Tax Premiums. Bills of £10000 + are common in and are some are just eye-watering, and business ending.

We welcome this Consultation and will be providing Guidance on how to respond.

Please, if you have been affected by this, please send a short case study to support@pascuk.co.uk and put with **CT Arrears** in the subject line.

Here is a short summary from the Gov website, plus the link.

Consultation description:

This consultation seeks views on amending regulations to introduce steps that councils will be required to take before moving to formal enforcement.

It outlines the steps that councils should follow ahead of seeking a liability order for unpaid council tax and proceeding to formal enforcement action.

This consultation covers the:

- statutory steps which councils must follow ahead of this process
- guidance and best practice for councils to consider in recovering council tax debt
- practical barriers to these potential steps and how these may be addressed

Link to Consultation: https://www.gov.uk/government/consultations/improving-enforcement-of-council-tax?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=e13328b7-be5b-43ac-9776-43135aa59c49&utm_content=daily

VAT ON ELECTRICITY – DON'T FORGET TO DOUBLE CHECK YOUR BILLS!

For bills from 1 October 2026 to 31st March 2027, the zero rating of VAT on qualifying domestic electricity does apply to self-catering holiday accommodation.

So, please double check your electricity bills when they come in! And make sure your supplier has applied the new VAT treatment correctly!

The legislation spells it out:

Under the section "Other supplies that are for domestic use", electricity is treated as being for domestic use where it is supplied for use in:
"(c) self-catering holiday accommodation"

There are also rules covering mixed qualifying and non-qualifying use, including the 60% test, so businesses with more complicated supply arrangements should check how those rules apply to them.

Please share this with other self-catering owners. There will inevitably be suppliers and billing systems that need reminding!

Full legislation can be found here: **https://www.legislation.gov.uk/uksi/2026/987/made/data.htm**

TO 182 DAY THRESHOLD CONSULTATION DEADLINE IS THIS FRIDAY!

COUNTDOWN ON THE 182 CONSULTATION: CLOSES 23 OCTOBER

003 Day(s) : 10 Hour(s) : 53 Minute(s) : 35 Second(s)

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/

AUTUMN 2026 BUDGET

The first budget of Andy Burnham's new Government and that of his chancellor John Healey is set for 28th October.

As has been a recurring theme across budgets in recent history, it is clear that money will need to be raised to meet various spending pledges. However, previously there had been countless speculative comments from the Chancellor ahead of the budget – John Healey has so far taken a different approach.

Andy Burnham's new Government has so far remained very tight lipped with very little concrete speculation.

The PASC UK team are all on standby for Wednesday 28th October, and should there be anything raised next week that causes concern for our Members, we will call an online meeting to provide further information and clarity – this will be done via a dedicated newsflash if it is required on the afternoon of Wednesday 28th October.

TRADEPOINT/B&Q OFFERS FOR MEMBERS THROUGH THE PASC UK BUYING CLUB

A quick reminder for Members reading this that you have access to the PASC UK Buying Club for free, through your Membership! This gives you access to discounts all year round at suppliers like B&Q/Tradepoint, Screwfix, Viking and Currys and many many more!

If you are a Member and aren't already registered with the Buying Club and would like to be, please email support@pascuk.co.uk with the subject line: Buying Club.

If you're looking at doing any maintenance or refurbishment as the seasons change, they currently have 3for2 on interior paint, and 4 for 3 on laminate and luxury vinyl click flooring. These offers are live until 2nd November – more offers will be going live for 'Black Friday' and we'll share details of these in the newsletter when they're available ☺

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:

- 20 October: UK Hospitality Parliamentary Reception
- 24 October. Scale Barcelona
- 29 October: Croeso Awards
- 11 November. PASC UK Members Meeting – Cotswolds
- 16 November. Norfolk Agencies & Property Managers Event
- 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

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