Professional Association of Self-Caterers UK

NEWSLETTER

6 October 2026 Issue 335

This week's contents:

- Commentary
- Political Update
- Less than 3 weeks to go – 182-day threshold consultation deadline & 2 x in-person meetings in Wales
- Update on English Statutory Registration for Self-Catering
- PASC UK x Zeal Webinar – 2025/26 Tax Returns & Capital Allowances
- Host Planet Roadshow is in Bath – Free Tickets for PASC UK Newsletter Readers!
- PASC UK Webinar Programme for 2026
- PASC UK on the Road and Important Meetings ahead
- Support Lobbying by Joining PASC UK
- Disclaimer

COMMENTARY

As you read this Newsletter we are heading back from the last Party Conference of the season. We have attended all the Key Party Conferences, Reform, Liberal Democrats, Labour, Plaid Cymru and finally, the Conservatives.

Robbie Moore MP – Shadow Minister (Environment, Food & Rural Affairs), Louie French MP – Shadow Minister (Digital, Culture, Media & Sport), Andrew Griffith MP - Shadow Chancellor

We have been able to broaden both the understanding of our sector and our relationships with each of the parties. Next week we will provide a consolidated review of our attendance at these Conferences. Attending all is an expensive undertaking for a Trade Association of our size and we need to ensure we extract maximum value.

The 'Bed Tax' or Overnight Visitor Levy as the Government prefers to call continues to make headlines, and was a key thrust of our work at Conferences. There is so much misunderstanding about what politicians of all colours think and some about the Tax.

They do not realise what 'uncapped' means. What it means is that there is no ceiling to how high the tax can be set. Mayors have come together to suggest that a modest 5% (plus VAT for many) would be a 'voluntary cap'. The tax will be borne by businesses, readers of this newsletter, and in Treasury's words last week, 'the Visitor Accommodation Provider' can **OPT** to pass it on their guests. This demonstrated the fundamental misunderstanding around this tax, it has to be paid by someone, it's not free money, and with pricing one of the most sensitive and delicate issues we face, having to add or absorb another 5%, unrelated to profit or cashflow, is essentially an additional business tax burden. If we could have put our prices up by 5-6% we would have already done so.

We see MPs beginning to ask for exemptions, expect more of these: https://www.bbc.co.uk/news/articles/c64g1dxye94xo?app-referrer=deep-link

There is quite considerable opposition across the Political Parties to the 'Bed Tax' and that will ensure a bumpy and headline making ride through Parliament.

The good news from Wales, that all three rural and coastal Consultations on introducing a bed tax in NW Wales have been deferred. So, the only place in Wales to have a bed tax will be Cardiff. This is hugely good news and shows that collectively we can push back against this tax in rural and coastal areas.

Post Conferences, our priority is to get as many of our Members and owners of self-catering businesses in Wales to respond to the hard fought for 182 Consultation. Members and operators in Wales have until the 23rd October to complete their responses to the Consultation. More on that below.

The English Government has issued updated Guidance on Self-Catering, in England they have updated the page on English Statutory Registration, nothing to worry about, with more on this below.

Upcoming Webinars for your diaries!

1/ PASC UK x Zeal - Understanding your 2025/26 Tax Return
Date: Thursday 8th October
Time: 0930
Location: Zoom
Register **HERE.**

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

Thanks as always,

Alistair & the PASC UK Team

POLITICAL UPDATE

Conservative Party Conference was the main event this week, and for PASC UK it was an encouraging few days.

Tourism featured prominently, with a clear Conservative commitment to backing the visitor economy, reducing the burden on businesses and opposing the Overnight Visitor Levy.

Rallying for Hospitality

We joined UKHospitality for its Rally for Hospitality, where Shadow Chancellor Andrew Griffith made all the right noises about the pressures facing the sector and the need to support hospitality businesses.

That reflected the wider Conference message. The Conservatives put tourism firmly into their economic offer, including restoring tax-free shopping for international visitors, supporting domestic tourism and fighting the Tourism Tax.

After several years of mounting costs and regulation, it was good to hear tourism discussed as an industry to grow, rather than simply regulate.

Taking Our Case Directly

Away from the main stage, we had a productive series of conversations.

We met Robbie Moore MP at the NFU reception. As a farmer and strong advocate for rural Britain, there was plenty of common ground around tourism's importance to rural economies.

We also caught up with our good friend Nigel Huddleston MP, and met Louie French MP and Blake Stephenson MP.

At a regulation event, we spoke with Shadow Chief Secretary to the Treasury Richard Fuller MP about the need to assess the cumulative impact of successive interventions on holiday lets, rather than considering each new tax or regulation in isolation. He wholeheartedly agreed.

We also spoke with *Telegraph* columnist Robert Colvile, who is examining the wider regulatory burden facing British businesses.

From Support to Scrutiny

The overall message was positive. Conservatives are broadly supportive of professional self-catering, committed to fighting the Tourism Tax and increasingly focused on the visitor economy.

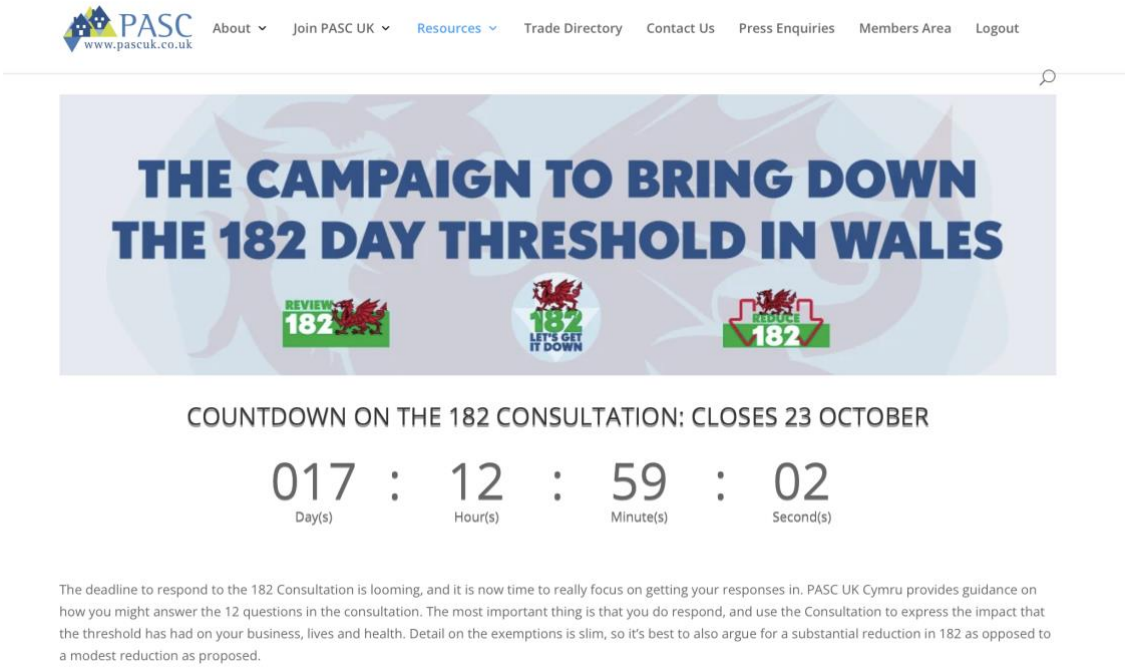
Now that needs to translate into action.

With major decisions ahead on the Tourism Tax, business rates, VAT and regulation, we need the Opposition actively scrutinising Government and making the case for a more competitive visitor economy.

Our job is to keep providing the evidence and practical solutions, while ensuring those commitments ultimately make their way into the next Conservative manifesto.

Conference season done. Back to Westminster!

LESS THAN THREE 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.

Tuesday 13th October – 0930-1230 – Wolfcastle Hotel, SA62 5LZ. Book your FREE ticket HERE.
Wednesday 14th October – 0930-1230 – Plas Menai, LL55 1EU. Book your FREE ticket HERE.

UPDATE ON ENGLISH STATUTORY REGISTRATION FOR SELF-CATERING

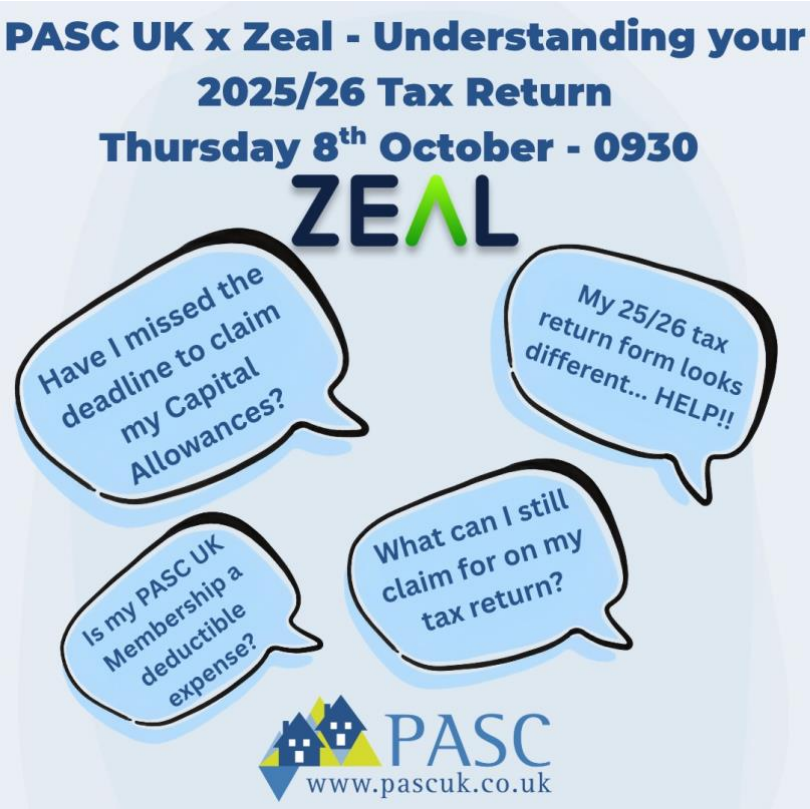
The English Government has updated its page that refers to letting out a self-catering/short-term let in England. There are no material changes to information we have previously provided.

You can find that here: https://www.gov.uk/guidance/letting-out-a-self-catering-holiday-home-in-england-rules-and-regulations

It covers the regulations that are in place for our sector and has new section on Statutory Registration as the launch of that gets closer, and has added a section where information on Statutory Registration so that can be updated when ready. We still think it will 'soft launch' shortly and be a legal requirement from April 2027.

There are no great surprises and some minor points that we will ask to be checked, made clearer or corrected. Any questions on this let us know on support@pascuk.co.uk and put Stat Reg in the subject line.

PASC UK X ZEAL TAX WEBINAR – 25/26 TAX RETURNS & CAPITAL ALLOWANCES



Your 2025/26 tax return is going to look different, and the abolition of the Furnished Holiday Lettings (FHL) tax regime has changed the rules, so what can you still claim and what do you need to know?

PASC UK will be joined by Matt Jeffery from **Zeal** Tax for a practical webinar aimed specifically at holiday let owners.

Matt will explain:

• Why your 2025/26 tax return looks different and how to approach it.
• What still counts as a deductible expense following the abolition of the FHL tax regime.
• What capital allowances are and why holiday let owners should check whether they have claimed everything they are entitled to. If you have not investigated capital allowances before, the opportunity to reclaim them could end forever in January 2027.

This webinar is FREE and OPEN TO ALL, not just PASC UK Members.
📆 Thursday 8 October
⏰ 9.30am
💻 Live on Zoom

Join PASC UK and Zeal Tax and make sure you understand the new tax position before completing your return.
Book your place HERE.

HOST PLANET ROADSHOW IS IN BATH – FREE TICKETS FOR PASC UK NEWSLETTER READERS!

Our friends James and Ruth at Host Planet have very kindly offered free tickets to readers of the PASC UK newsletter who would like to attend the Host Planet Roadshow as it touches down in Bath next week.

With a focus on Ai, you'll hear from Agency and Technology leaders from across the sector on the challenges and wins they've faced utilising Ai in their own businesses – what's worked, and just as importantly, what hasn't! The full agenda can be found HERE.

To get your free ticket, please use the code: PASCBATH and book 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.

1/ PASC UK x Zeal - Understanding your 2025/26 Tax Return
Date: Thursday 8th October
Time: 0930
Location: Zoom
Register **HERE.**

2/ 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

PASC
www.pascuk.co.uk
Professional Association of Self-Caterers UK

DISCLAIMER

The content of this newsletter does not constitute legal advice. PASC UK are not legally qualified and make no representation or warranty of any kind regarding the completeness, accuracy, adequacy, availability, validity, reliability

and suitability of the information contained herein. Any reliance you place on such material is therefore strictly at your own risk and PASC UK will not be liable for any losses/damages you suffer as a result of your reliance.

If you wish to unsubscribe, please respond saying 'unsubscribe' in the subject line. Thanks