

Cyflwynwyd yr ymateb i ymgynghoriad y [Pwyllgor Cyllid](#) ar [Cyllideb Ddrafft Llywodraeth Cymru 2025-26](#).

This response was submitted to the [Finance Committee](#) consultation on the [Welsh Government Draft Budget 2025-26](#).

WGDB\_25-26 49: Ymateb gan: Cymdeithas Broffesiynol Hunanddarparwyr y DU, Cymru  
| Response from: The Professional Association of Self-Caterers UK, Cymru

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29 November 2024

Finance Committee  
Welsh Parliament  
Cardiff Bay  
Cardiff  
CF99 1SN



Email: [SeneddFinance@senedd.wales](mailto:SeneddFinance@senedd.wales)

Dear Committee Members,

We are grateful for the opportunity to share our views on the Welsh Government's 2025-26 Draft Budget proposals and impact of the 2024-25 budget.

This response has been compiled on behalf of the Professional Association of Self-Caterers (PASC) UK, and our members in Wales. Alongside this letter we have completed the consultation form and have provided additional evidence for the committee's consideration including a mental health report, a recent business survey and relevant news coverage.

Our consultation response is specifically related to the 182-day threshold policy on holiday let properties. In short, if a holiday let business does not reach 182 overnight stays, they could face up to a 300% Council Tax premium. A policy that has been implemented over the past financial year.

As the Committee begins its work scrutinising the budget, we would ask members to request an economic impact assessment and full review of the 182-day threshold policy, including direct and indirect impacts on local communities and consequential impact on the wider visitor economy.

Following a number of surveys and engagement, we are confident in stating this policy has had a significant negative impact on Wales's tourism sector which is vital to many rural and coastal communities. According to the latest Tourism Barometer Wave report overnight stays in Wales are down by 22% with rural and coastal communities most affected.

We need urgent action to support the recovery of the sector, to rebuild the resilience of our visitor economy and protect the livelihoods of local Welsh communities before it is too late.

Across Wales the holiday let sector provides the bed stock for the broader tourism ecosystem, responsibly and sustainably. Traditional holiday let owners are not absent second homeowners, these are local Welsh families and local Welsh Businesses who have been the backbone of our tourism for decades. They are being forced out of business and forced out of their homes.

.../Continued

One of the most shocking impacts of this legislation are the mental health effects. A survey of more than 800 holiday let owners this summer on how they were navigating 182 recorded these responses: 'trapped in my own home', 'living with constant stress and anxiety', 'no longer able to provide for my families', 'forced to sell up after decades', 'my livelihood is destroyed' and 'I'm having to choose between heating for guests rather than for my family'. We have shared a redacted report with Welsh Government Officials on this.

Only 26% of those surveyed expected to meet 182 days in 2024/25. This situation is only going to get worse with 84% using discounts as their primary tool to achieve 182.

The consequences are being keenly felt and many operators have no option but to leave the market, undermining the bed stock and endangering the interdependence and ultimately viability of local high streets, pubs, restaurants and local attractions all of which rely on a mutual flow of visitors and economic activity.

The Welsh Budget is the right moment to undertake an economic impact assessment and review 182. We fully understand the desire to create a fair and legal holiday let sector. There are better ways to achieve this, such as through a Statutory Registration scheme that proves basic health and safety compliance.

We hope the Committee Members consider our concerns and do investigate as part of the upcoming Budget process.

Yours sincerely,



**Nicky Williamson**, Wales Policy Lead  
The Professional Association of Self-Caterers UK



Cangen Cymru  Wales Branch

**Please use this template to draft your responses to submit via the online consultation form.**

**Evidence from: PASC UK**

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Senedd Cymru | Welsh Parliament

Y Pwyllgor Cyllid | Finance Committee

Cyllideb Ddrafft Llywodraeth Cymru 2025-26 | Welsh Government Draft Budget 2025-26

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You do not need to answer every question, only those on which you wish to share information or have a view.

**1. What, in your opinion, has been the impact of the Welsh Government's 2024-2025 Budget?**

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Please outline your reasons for your answer to question 1 (we would be grateful if you could keep your answer to around 500 words).

'Work to consider affordability of housing in areas affected by second homes', specifically the 182-day threshold is undermining the viability of genuine Welsh Tourism businesses. This policy is having unintended consequences and is not achieving the original policy objectives.

Wales is heavily dependent on Tourism particularly in rural and coastal areas where Tourism is the primary source of employment.

The inability to differentiate between a second home and a genuine Welsh holiday let business is resulting in punitive and disproportionate taxation through Council Tax premiums.

The 182-threshold and resulting Council Tax premiums have:

- created a mental health crisis in the sector, disproportionate taxation is resulting in unsustainable levels of stress and anxiety with many operators reporting severe resultant mental health impacts.
  - undermined profitability and viability of genuine longstanding Welsh businesses
  - prohibited Welsh families from continuing multi-generational family businesses
  - inhibited use of the Welsh language as Welsh Speaking decedents are forced to seek work outside of Wales.
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- forced local Welsh families into hardship and debt
- prohibited investment in accommodation as money is reserved for taxation resulting in lowering standards, and a 'stop' on works to become move towards net zero goals.
- inhibited profitability, productivity and growth of businesses – all key to economic growth.

The goal to return more affordable housing to the market is largely ineffective as majority of holiday let properties are either inappropriate for residential use or too expensive in relation to local salaries.

## **2. How financially prepared is your organisation for the 2025-26 financial year, how will inflation impact on your ability to deliver planned objectives, and how robust is your ability to plan for future years?**

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Please outline your reasons for your answer to question 2 (we would be grateful if you could keep your answer to around 500 words).

The FHL (furnished holiday let) sector is precarious and fearful.

A study in Summer 2024 (PASC UK) found that only 26% expected to meet the 182day threshold and 86% were discounting heavily in order to try to achieve it – counterproductive to economic growth.

The ability to reach the 182-day threshold is dependent on conditions outside of the control of the FHL operator.

WG June Wave report stated the top reasons for decline in visitor numbers were 'poor weather', 'rise in operating costs', 'lack of disposable income' and 'Welsh Government Policies'.

All outside of the control of the FHL business owners but all contributing to the inability to meet 182-day threshold.

As a result of these pressures, more than half of our members in Wales are currently considering closing their businesses. The Welsh Government's 182 night policy is a major factor in this, with 94% of operators reporting increased personal stress as a result of this,

The UK government is also introducing changes that greatly impact the viability of self-catering businesses through removal of the FHL tax regime, increases in employer NI and raised minimum wage. The level of business rates relief will significantly decrease in England and we do not yet know whether the Welsh government will similarly take steps that increase business rates in the hospitality sector.

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The combined impact that affects the micro businesses that provide tourist accommodation, and these cannot be viewed separately.

Unless there are mitigating changes, there will be a significant contraction of this important sector, with reduced bedstock having knock-on consequences for the whole coastal and rural economy.

### 3. What action should the Welsh Government take to:

- help households cope with inflation and cost of living issues;
- address the needs of people living in urban, post-industrial and rural communities, including building affordable housing and in supporting economies within those communities?

(We would be grateful if you could keep your answer to around 500 words).

We are asking for a review of the 182-day threshold. It is an arbitrary number and owners are simply not able to achieve it. This results in the paying a huge amount of tax, which in most cases they can't afford to pay.

We would like to see Welsh Government listen and engage in discussion on this, so far all efforts to engage have been rejected by Ministers.

We would like to see consideration of an economic impact assessment and agreement to a formal review.

There is currently no robust data to inform policy decisions. According to Welsh Government data there are between 11,000 and 55,000 self-contained holiday let businesses in Wales. That is such a broad number that fails to properly inform policy makers.

We have long been calling for Statutory Registration scheme which if implemented correctly will give the data to inform good policy, address rogue actors and in turn return housing stock to the market.

The most important issue facing the rural and coastal economies is jobs. Without jobs it is impossible to afford any housing. For such areas, tourism provides the mainstay, with as many as 25% of all jobs depending on tourism.

Furnished holiday let accommodation is a main bed stock that drives the tourism industry, supporting a variety of local jobs across the hospitality sector. Without actions that prevent the erosion of holiday let businesses, these fragile rural and coastal economies will see further job losses and more young people moving out of these areas, taking their Welsh language skills with them.

The most significant factor that would help reverse this decline is an urgent review of the 182 night rule, as this single piece of legislation is ripping apart the foundations of the traditional Welsh tourist industry.

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#### **4. Have Welsh Government business support policies been effective, given the economic outlook for 2025-26?**

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(We would be grateful if you could keep your answer to around 500 words).

The level of business rates relief for hospitality by the Welsh Government is, at 40%, lower than that provided in England where it is currently 75%.

This, in combination with the 182 night policy for holiday lets to access business rates, compared with 70 nights in England, and the far higher levels of council tax premium for failing to reach this than is the case in England, create an incredibly uneven playing field.

A holiday let business in the Peak District or the Cotswolds has far more scope for profitability than one across the border in Wales. This direct consequence of Welsh Government policies, results in a significant disincentive for maintaining or developing holiday let businesses, to the detriment of the Welsh economy.

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#### **5. Are Welsh Government plans to build a greener economy clear and sufficiently ambitious? Do you think there is enough investment being targeted at tackling the climate change and nature emergency? Are there any potential skill gaps that need to be addressed to achieve these plans?**

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(We would be grateful if you could keep your answer to around 500 words).

The current policies affecting FHL business owners are inhibiting investment in sustainable, green, energy efficient schemes.

- Cash reserves previously allocated to such schemes are now absorbed into excessive Council Tax premiums
- Businesses owners cannot afford time to complete works to improve greener technologies as this deducts from 'days let' & 'days available' therefore directly inhibiting ability to achieve the 182-day threshold.

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#### **6. Is the Welsh Government using the financial mechanisms available to it around borrowing and taxation effectively?**

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(We would be grateful if you could keep your answer to around 500 words).

The 182-day threshold and resultant Council Tax Premiums is a blunt instrument. It was not intended to damage the genuine businesses but this is where it is resulting in the most damage.

Policy decisions are made in silos with no consideration of other policies affecting the same target audience. The result is a tsunami of policies affecting individual Welsh people, businesses and families with irreparable negative effects.

**7. The Committee would like to focus on a number of other specific areas in the scrutiny of the Budget. Do you have any specific comments on any of the areas identified below?**

**Is enough being done to tackle the rising costs of living and support those people living in relative income poverty?**

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(We would be grateful if you could keep your answer to around 500 words).

FHL owners are being forced into income poverty due to disproportionate levels of taxation. Many are working well below minimum wage levels and working hours that would not be appropriate according to Working Time Directive guidelines and far from appropriate in an employed environment.

When compared to general levels of income taxation, FHL owners are paying disproportionate levels of tax in relation to income or revenues.

**How could the budget further address gender inequality in areas such as healthcare, skills and employment?**

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(We would be grateful if you could keep your answer to around 500 words).

The demographic of FHL owners is more often but not exclusively pensionable age female operators – circa 70%. Many are balancing caring responsibilities, supporting families and supplementing pensions or maintaining economic activity when they do not have pensions.

Examples of those struggling also include young Welsh families supporting children through Welsh schools and Farming families encouraged to diversify who's FHLs prop up their farm business. Alternative employment is not only not achievable but also not available.

**Is the Welsh Government's approach to preventative spending represented in resource allocations (Preventative spending = spending which focuses on preventing problems and eases future demand on services by intervening early).**

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(We would be grateful if you could keep your answer to around 500 words).

There is much opportunity for preventative spending but we see little or no evidence of effective preventative spending within our sector.

**How should the Welsh Government explain its funding decisions, including how its spending contributes to addressing policy issues?**

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(We would be grateful if you could keep your answer to around 500 words).

We are calling for an Economic Impact Assessment for the implementation of the 182-day threshold and a review of 182.

We are asking for a change in 182 because it is actually a tax measure. People can't hit it. They end up paying a huge amount of tax, which in most cases they can't afford to pay.

The combination of pressures including 182, the weather, softening economy is putting this sector under so much collective pressure. We still haven't seen economic impact assessments of individual measures. We need to see a collective economic impact assessment because all of them are effectively tax impacts.

An economic impact assessment should be published for all individual policies BEFORE implementation decisions are made – we are yet to see these even after implementation.

The Economic Impact assessment published during the recent Levy announcement appears to suggest the introduction of a Levy will make a financial loss and result in a loss of FTE jobs.

**How can the documentation provided by the Welsh Government alongside its Draft Budget be improved?**

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(We would be grateful if you could keep your answer to around 500 words).

Economic Impact Assessment for all interventions. Valid consideration given to consultation responses and data provided to Welsh Government.

**How should the Welsh Government prioritise its resources to tackle NHS waiting lists for planned and non-urgent NHS treatments. Do you think the Welsh Government has a robust plan to address this issue?**

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(We would be grateful if you could keep your answer to around 500 words).

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**Is the Welsh Government providing adequate support to the public sector to enable it to be innovative and forward looking through things like workforce planning.**

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(We would be grateful if you could keep your answer to around 500 words).

**Has there been adequate investment from the Welsh Government in basic public sector infrastructure.**

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(We would be grateful if you could keep your answer to around 500 words).

**How should the Budget support young people?**

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(We would be grateful if you could keep your answer to around 500 words).

**How is evidence and data driving Welsh Government priority-setting and budget allocations, and is this approach clear?**

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(We would be grateful if you could keep your answer to around 500 words).

The FHL sector has long been calling for a Statutory Registration Scheme which combines Phase 1 & Phase 2 (safe & legal) which if implemented correctly would provide robust data for Welsh Government to form policy decisions based on facts. The recent announcement falls far short of this.

Our sector has provided much data which is often largely ignored in policy decisions.

The formal announcement of the levy amounts and how the levy amounts will particularly impact small businesses - we need much more consideration on how the levy will be applied, collected and will impact tourism.

Your own headline figures suggest that it actually won't generate any money and that it might only be a beneficiary to VAT collection.

**Is the support provided by the Welsh Government for third sector organisations, which face increased demand for services as a consequence of the cost of living crisis and the pandemic, sufficient?**

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(We would be grateful if you could keep your answer to around 500 words).

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**What are the key opportunities for the Welsh Government to invest in supporting an economy and public services that better deliver against the well-being goals in the Well-being of Future Generations (Wales) Act 2015?**

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(We would be grateful if you could keep your answer to around 500 words).

A prosperous Wales – Current legislation impacting FHL operators should support growth and investment especially among small entrepreneurial Welsh Businesses – currently it does not.

A resilient Wales – Current legislation impacting FHL operators is causing unsustainable stress and mental health issues to small Welsh business owners. Resilience should be nurtured not destroyed.

A healthier Wales – current legislation affecting FHL operators in Wales is causing unsustainable and irreparable stress. Continued stress and anxiety is known to cause/contribute to irreversible mental health and general health conditions if left untreated. We have significant evidence of this damage and it needs attention before it becomes too late to resolve.

A more equal Wales – We have provided demographic data. Small businesses are being disadvantaged against larger businesses eg recent levy announcement disadvantages small businesses. See above relating to gender equality.

A Wales of more cohesive communities – Genuine FHL businesses contribute to the local economy. They provide jobs and income. FHLs bring in visitors who support the local businesses eg pubs, cafés, visitor attractions. The demise of FHLs is being seen to affect local businesses who rely on these visitors. Whilst vacant second homes may detract from the communities, FHL businesses are generally at the heart of their communities and part of the economic eco-system on which the local communities survive. Demise of FHLs = reduced employment, reduced local spend.

A Wales of vibrant culture and thriving Welsh language – most FHLs celebrate the Welshness. Forcing Welsh businesses to leave the area for work is already seeing the next generation Welsh speaking taking their skills and language outside of Wales.

A globally responsible Wales

– Wales and local economies are dependent on Tourism. The Welsh Government should recognise the need for change when alerted to the irreparable damage on our sector caused by Government interventions.

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- Opportunity to reward those small Welsh entrepreneurial businesses who are working to make a reasonable living in order to maintain financial independence and limit reliance on the state.
  - More consideration of the devastating mental health impacts highlighted from the Welsh Govt interventions such as 182, council tax premiums
  - Promoting and enabling Sustainable Development while eliminating barriers
  - Taking action that produces long-lasting, scalable effects
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Cangen Cymru  Wales Branch

## PASC UK CYMRU 182 DAYS SHORT REPORT JULY 2024

PASC UK Cymru is the largest association representing the Self Catering short term letting sector in Wales. We regularly survey not only our Members, but also other operators in the sector and have regular in person and Zoom meetings with our Members. We also attend on behalf of our Members the Sector meetings organised by Visit Wales, the Welsh Government, Levy Meetings etc.

The common thread that runs through all these meetings is that the threshold of 182 days set by the Welsh Government is simply too high. It may have been manageable for around half the businesses in the peak post-covid boom of 21/22, but now with the market under huge pressure from weather impacts, cost of living and government interventions\* only 26% of operators in Wales think they will manage to hit the threshold this year.

This is the lowest ever level recorded in our surveys. This is made doubly worse by the fact that 83% of the market is now desperately discounting in order to achieve the threshold.

We hope in this meeting that we can present to you the case for some further exemptions to the 182 day threshold, which would relieve the pressure on many Welsh Self Catering businesses, and that you will take note of the appendix where we have gathered case studies from Welsh self-catering businesses on the impact of this threshold and the impact it has on their mental health.

We know and genuinely believe that no one in the Welsh Government intended these consequences, and we would urge you to read this July 2024 Impact of 182 Short Report to help us to work together to find a way to protect genuine Welsh businesses, whilst working with you to find solutions to the shortage of affordable and first-time homes in Wales.

One way to achieve this would be to work together to understand the key differences between empty second homes, and professional holiday lets

\*Welsh Government: Tourism Barometer, June Wave. 2024

## SURVEY

Full survey results:

[https://www.surveymonkey.com/results/SM-lrUeJjaOkAKT\\_2Bzh7qq6wxw\\_3D\\_3D/](https://www.surveymonkey.com/results/SM-lrUeJjaOkAKT_2Bzh7qq6wxw_3D_3D/)

- Completed in June / July 2024 by 873 Self Catering Business Owners.
- Of the 873 respondents the majority are long standing businesses. **39% have been operating their business for more than 10 years, raising to 73% have been operating their business since prior to Covid-19**, therefore prior to the Second Home 'Boom' (Q9).

## SURVEY KEY FINDINGS

**Only 26 % of respondents believe they will achieve the 182 day threshold in 2024/2025** (229 of 873 respondents)

**83% of respondents (725 of 873) have had to discount this year in order to achieve the 182 days.**

- This is adversely affecting the profitability, productivity and viability of the businesses as well as reducing the amount of money being fed back to the local economy, resulting in a decline in economic growth.
- This is also creating a 'race to the bottom' on pricing – with so many discounting, it is a buyers market and operators are being forced to take business 'at any cost' in order to achieve the 182 day threshold.
- The number of respondents achieving the 182 day threshold showed an increase between 2021-2023, but still showed 40% of respondents consistently never achieving the 182 days.

Without doubt, Question 12 – demonstrates the need for an urgent 182 day review, with **83% of respondents (721 of 873) rating an urgent review as *Extremely Important*** to their business (rising to 93% when including 'fairly important' – 812 of 873 operators)

## CASE STUDIES – KEY FINDINGS

- The case studies are supplied by long-standing, bone fide FHL operators.
- **MENTAL HEALTH** – The effect of this legislation on the Mental Health of Operators is by far the most clear and shocking observation.

*‘The ultimate devastating blow, my wife has suffered a nervous breakdown, she is overwhelmed with the simplest of tasks and is not really able to function... We knew that she has been worried sick about the legislation since it was first proposed a few years ago. That on top of the decision to impose Second Home Council Tax adjustments was the final straw!’*

*‘When it is a property you have loved and cared for along with your guests and been doing it for decades... it affects your sleep, it affects how you eat’.*

*‘I am at the point where I am only working 200 days a year to avoid the council tax fine. The stress is unbelievable and what was a delight is now a nightmare.’*

*'With the 182 nights threat, hanging over us for the past few years like a blanket of depression and anxiety, we are in a permanent state of worry, anger and sadness, not knowing our fate.'*

*'I received the email [from VOA] this morning. Seeing it there made me feel sick, I was afraid to open the email.'*

- **HEALTH AND WELL-BEING** Operators are putting their businesses before their own Health & Well-being

*"I have worried over this for 2 years. Have tried to get help; just been left hanging in uncertainty and sheer misery; now turned to desperation. For the first time in 50+ years I have an eating disorder and am unable to sleep because of the problems this has created for me and have had to seek medical help. 60 years have been devoted to the restoration and maintenance of this historic cottage. It needs to remain in the hands of people who care about the conservation of our heritage."*

*'If I give up the cottage that will be the end of me, I don't like injustice and there is an injustice being done'*

- **RETIREMENT** - for many, the FHL is part of a retirement plan, planned over many years. Their FHL business is their way of remaining financially independent when they can't work and don't want to rely on state benefits.

*'We endured serious financial and emotional hardships to pay off debts before retiring and we now rely upon our FHL to remain financially independent. We will now have to work full time until our dying days – or we have to sell up and lose our family home!'*

- **CARE FOR RELATIVES** – FHL Operators run their businesses to be able to Care for Sick or Dependent Relatives

*'I find myself earning less than minimum wage. Heating is reserved only for the cottages and my own home has minimal heating only on when temperatures are very low. I have a dependent relative and only 1 income.'* (60 year old lady)

*"My husband has had serious health problems over the time we've had the cottage, but we've kept on running the business because we were able to work around times when he needed treatment or hospital stays. We could close briefly when necessary and pick up again as soon as we were able. The 182-night rule has made this so much more difficult and stressful. We now not only have to deal with everything that comes with the health issues, but the stress and pressure of knowing we could face huge financial penalties if we cannot hit this arbitrary target."*

- **FEAR OF LOSING THEIR BUSINESS, THEIR HOME, THEIR LIVELIHOOD** – FHL Operators are finding themselves in serious debt, when they have never had debt before.

*"We remain in a complete state of despair. My wife and I, over a period of 20 plus years, have simply tried to run a legitimate business from our home to provide for ourselves and our family whilst contributing significantly to the local tourism economy. We now find ourselves in such a fearful and hopeless position."* (Lived here for 40 years, run business for 20+)

*“Recent changes to holiday lettings criteria and the associated 200% Council Tax uplift have imposed a financial burden which we may not be able to sustain. Unfortunately our business will very likely fail and we worry greatly about the potential risk to our home.”*

*“I FEEL TRAPPED! THIS IS MY HOME. BUT I CANNOT KEEP ON THIS TREADMILL.”*

- **PROFITABILITY and INVESTMENT** As margins are squeezed by increased cost exacerbated by the threat of council tax premiums, Operators are not able to invest in their properties for on-going maintenance or larger projects.

*“I have met all standards and gone beyond for fire regs, electricity and PAT tests, boiler certs etc and am at the point where I am working 200 days a year simply to pay the council tax.” (68 year old working as a dairy recorder)*

This Operator incurred CT premiums for not meeting 182 *“we were closed for 111 days while we installed an air source heat pump and solar panels... Therefore, in effect we are being penalised for installing green technology”*

*“Planned profit margins have been reduced significantly and have resulted in no capital to reinvest. With no work for local tradespeople, the standard of accommodation decreases.”*

- **WELSH HERITAGE AND LANGUAGE** is at threat as many Operators are trying to preserve their Welsh heritage or the language for their descendants.

*“The whole point of the exercise is to retain contact with family and friends and to enable the children and grandchild to pick up and speak the Welsh language.”*

*“The net effect of this is that 182 rule is killing the Welsh language in my family and probably other people who have only ended up in England due to work.”*

*“Language concern; If unable to keep the cottage my welsh speaking daughter will loose the incentive to remain in the land of her birth. As a highly qualified person she will take her language and skills elsewhere. That too makes me sick with worry.”*

- **LOCAL ECONOMY** The importance of contributing to the community through jobs, local produce, attractions and trades is very clear from operators. Along with the concern should FHLs close.

*“Half the worry and half the cost: but a reduced income ... but the local economy loses £35K per year, and no homes back to housing stock” (Operator closing 1 of their cottages)*

Alistair Handyside MBE  
Executive Chair  
The Professional Association of Self-Caterers UK  
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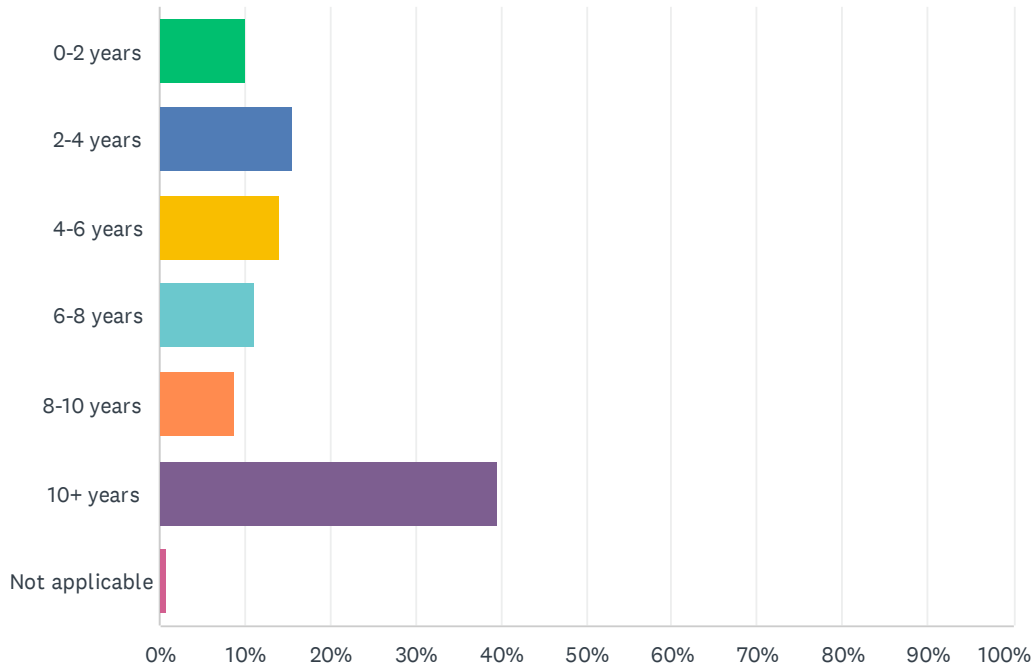
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Nicky Williamson  
Wales Lead  
The Professional Association of Self-Caterers UK  
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# Q1 How long has your accommodation business been running?

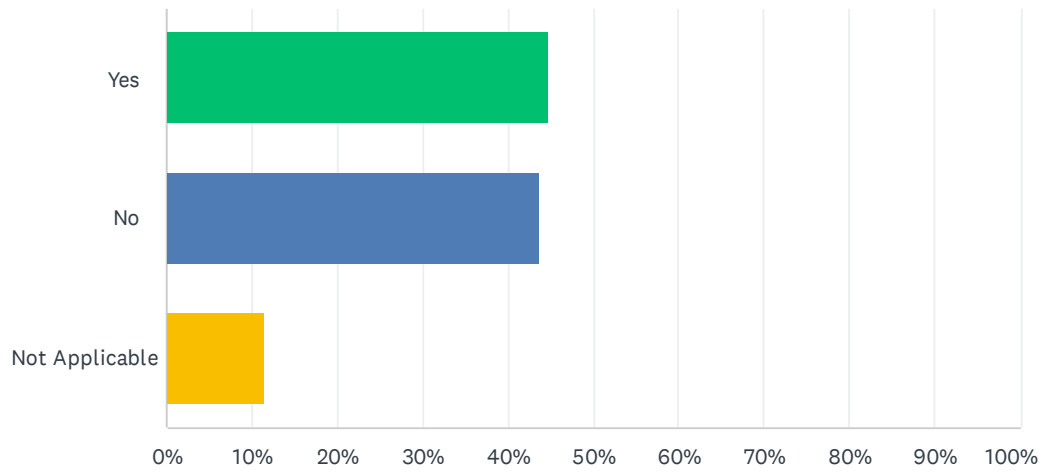
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ANSWER CHOICES	RESPONSES	
0-2 years	10.03%	89
2-4 years	15.67%	139
4-6 years	13.98%	124
6-8 years	11.16%	99
8-10 years	8.68%	77
10+ years	39.57%	351
Not applicable	0.90%	8
<b>TOTAL</b>		<b>887</b>

## Q2 Did you achieve 182 days let from April 2021-March 2022?

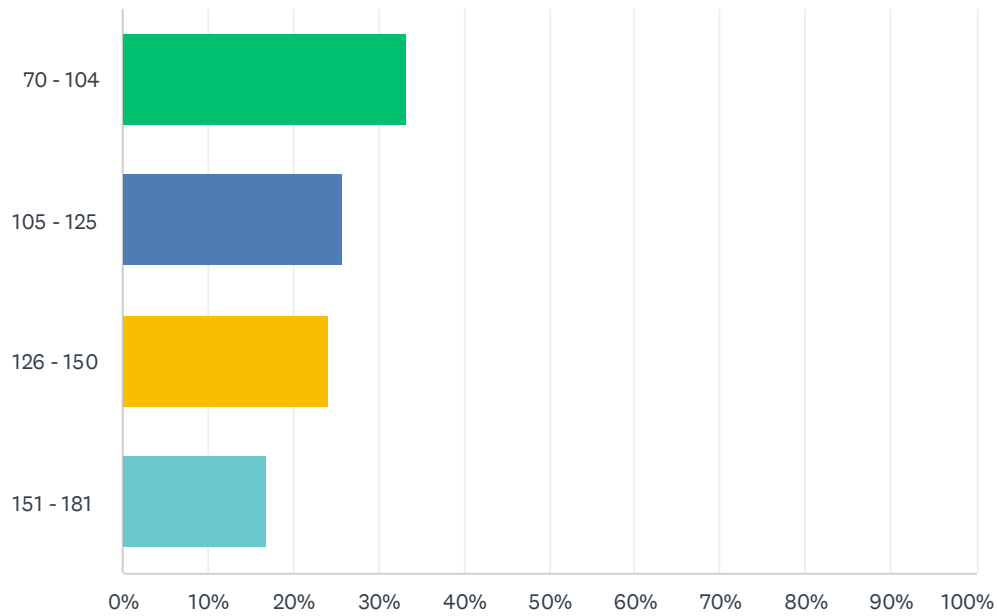
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ANSWER CHOICES	RESPONSES
Yes	44.73% 395
No	43.71% 386
Not Applicable	11.55% 102
<b>TOTAL</b>	<b>883</b>

### Q3 If not, how many days did you achieve?

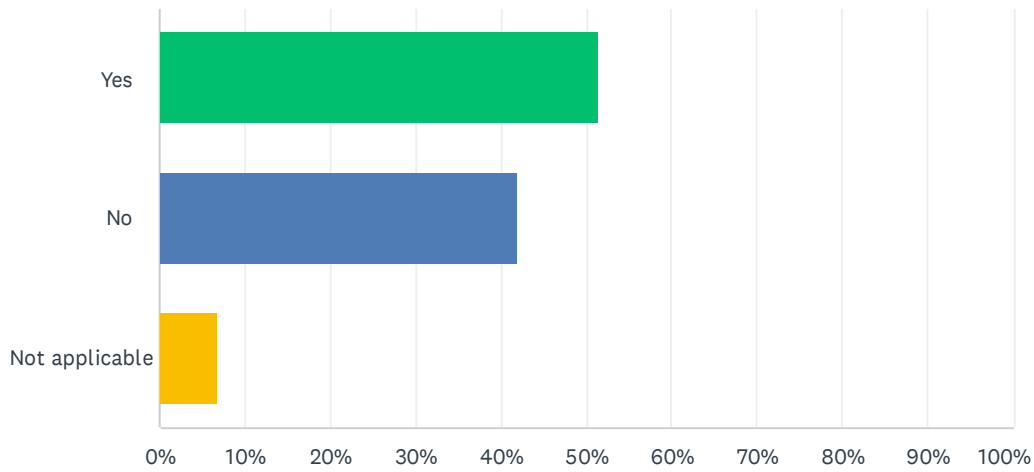
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ANSWER CHOICES	RESPONSES	
70 - 104	33.33%	133
105 - 125	25.81%	103
126 - 150	24.06%	96
151 - 181	16.79%	67
TOTAL		399

## Q4 Did you achieve 182 days let from April 2022-March 2023?

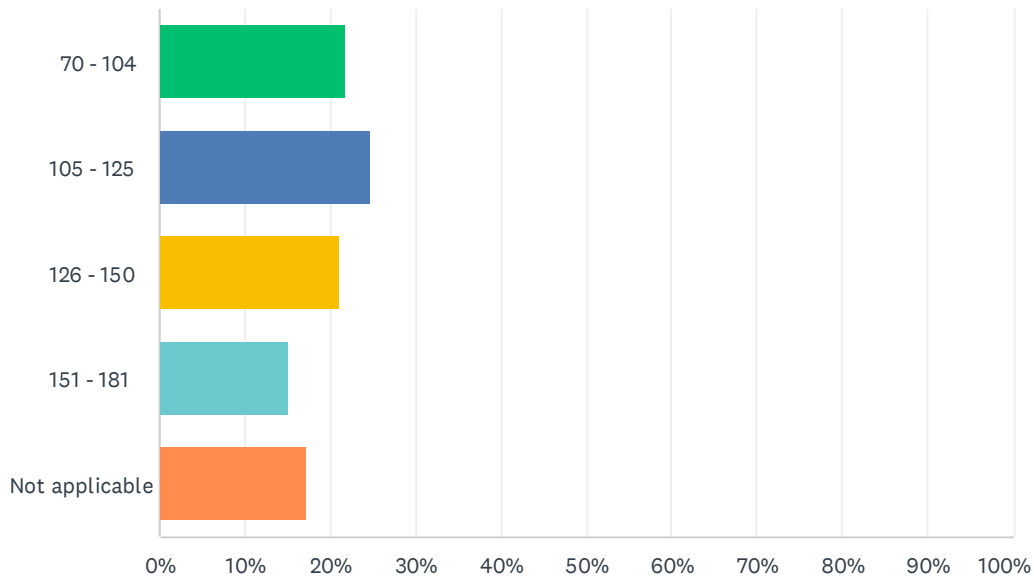
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ANSWER CHOICES	RESPONSES
Yes	51.30% 453
No	41.90% 370
Not applicable	6.80% 60
<b>TOTAL</b>	<b>883</b>

## Q5 If not, how many days did you achieve?

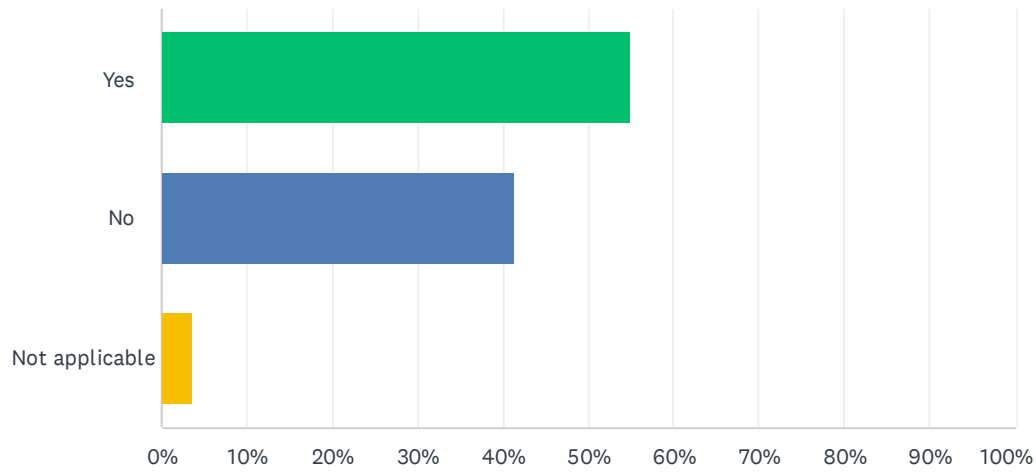
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ANSWER CHOICES	RESPONSES	
70 - 104	21.80%	97
105 - 125	24.72%	110
126 - 150	21.12%	94
151 - 181	15.06%	67
Not applicable	17.30%	77
<b>TOTAL</b>		<b>445</b>

## Q6 Did you achieve 182 days let from April 2023 to March 2024?

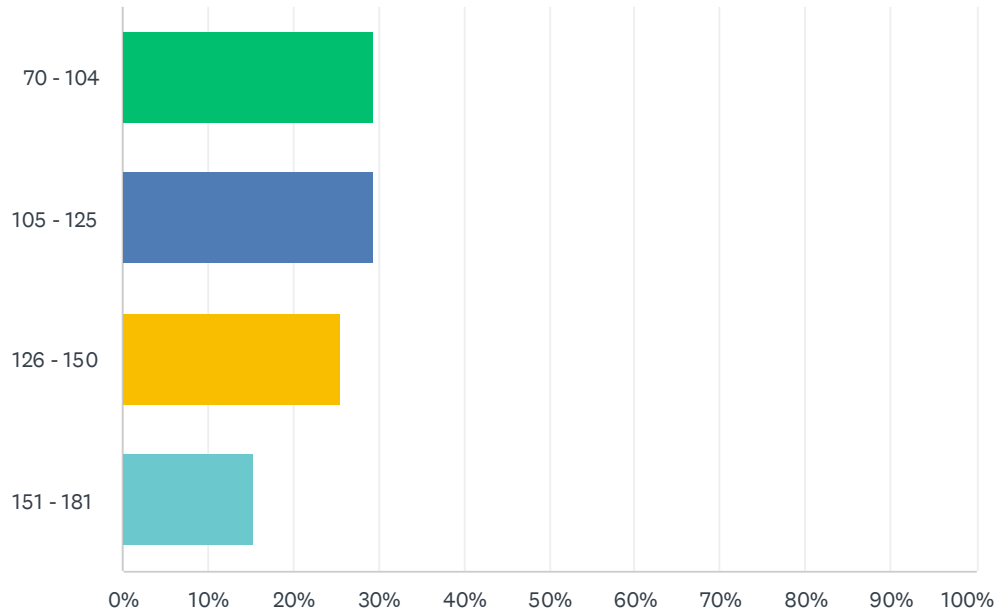
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ANSWER CHOICES	RESPONSES	
Yes	55.06%	484
No	41.41%	364
Not applicable	3.53%	31
<b>TOTAL</b>		<b>879</b>

## Q7 If not, how many days did you achieve?

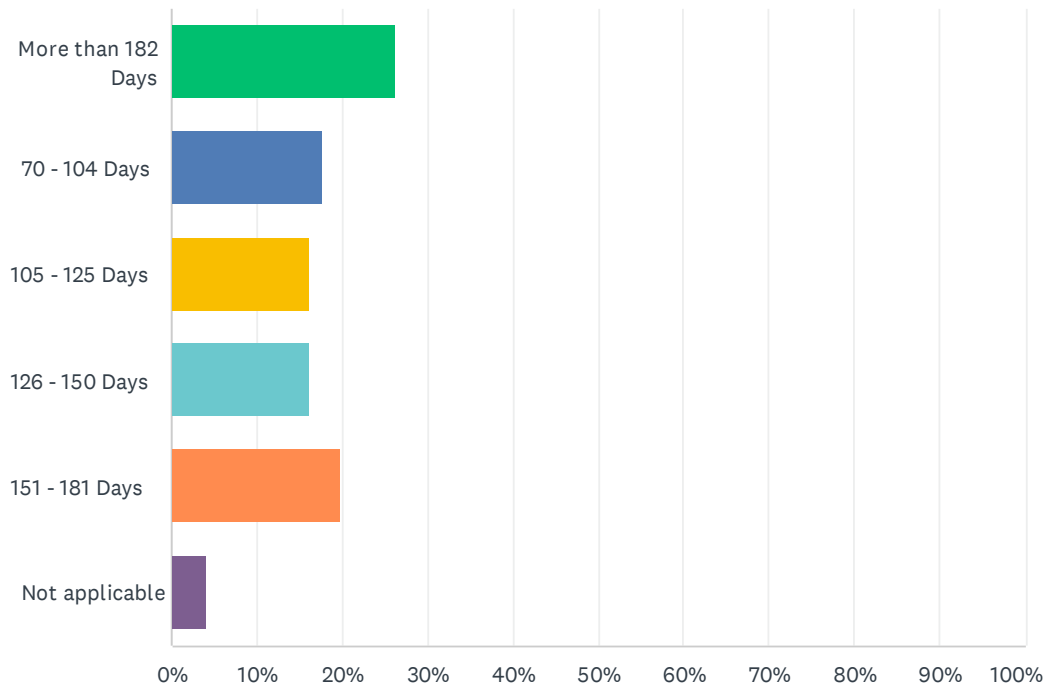
Answered: 366 Skipped: 522



ANSWER CHOICES	RESPONSES	
70 - 104	29.51%	108
105 - 125	29.51%	108
126 - 150	25.68%	94
151 - 181	15.30%	56
TOTAL		366

## Q8 What is your forecast occupancy for April 2024 – March 2025?

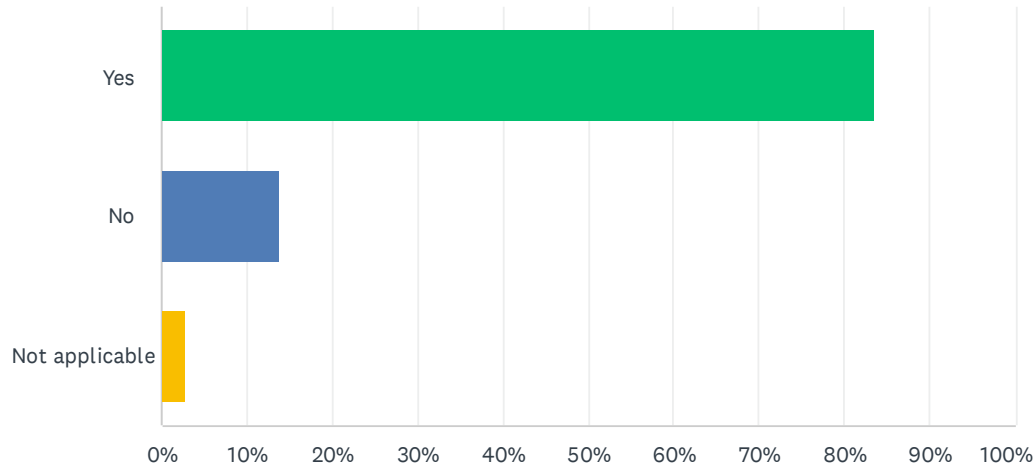
Answered: 882 Skipped: 6



ANSWER CHOICES	RESPONSES	
More than 182 Days	26.19%	231
70 - 104 Days	17.69%	156
105 - 125 Days	16.21%	143
126 - 150 Days	16.10%	142
151 - 181 Days	19.73%	174
Not applicable	4.08%	36
<b>TOTAL</b>		<b>882</b>

### Q9 Did you have to discount (including if you were unable to increase your prices in line with inflation) to achieve the levels of bookings attained?

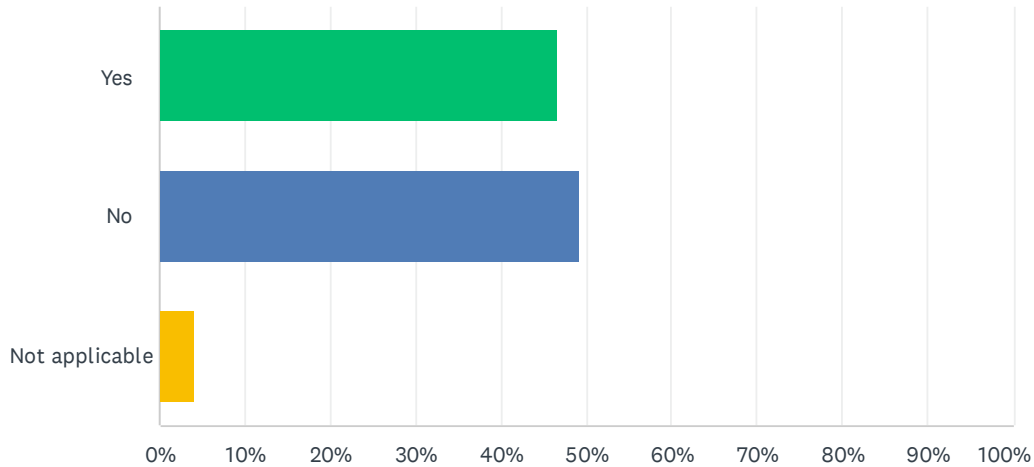
Answered: 885 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	83.50%	739
No	13.79%	122
Not applicable	2.71%	24
<b>TOTAL</b>		<b>885</b>

## Q10 Did you add any amenities of any kind to try to increase bookings (hot tubs, accepting dogs, EV charging, upgrades etc.

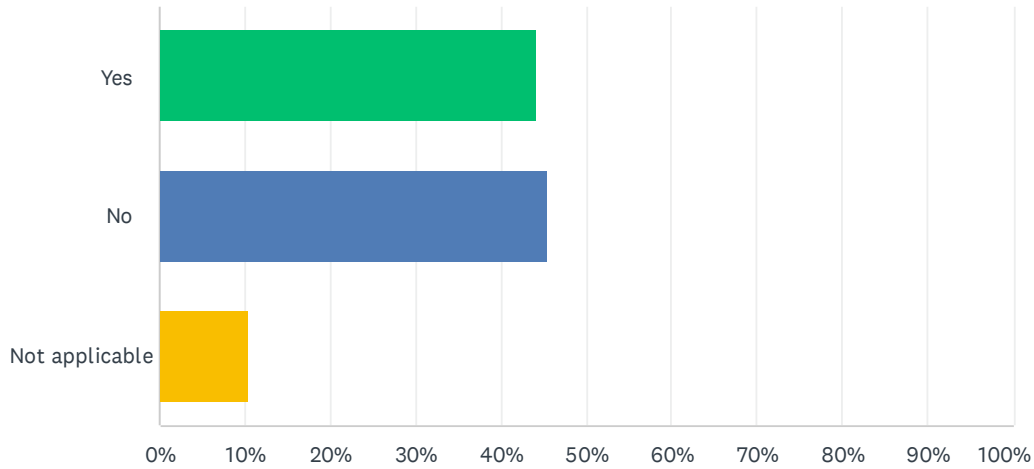
Answered: 881 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	46.77%	412
No	49.15%	433
Not applicable	4.09%	36
<b>TOTAL</b>		<b>881</b>

## Q11 Have you placed or are you considering putting your FHL property on the open market as a result of the 182-day legislation?

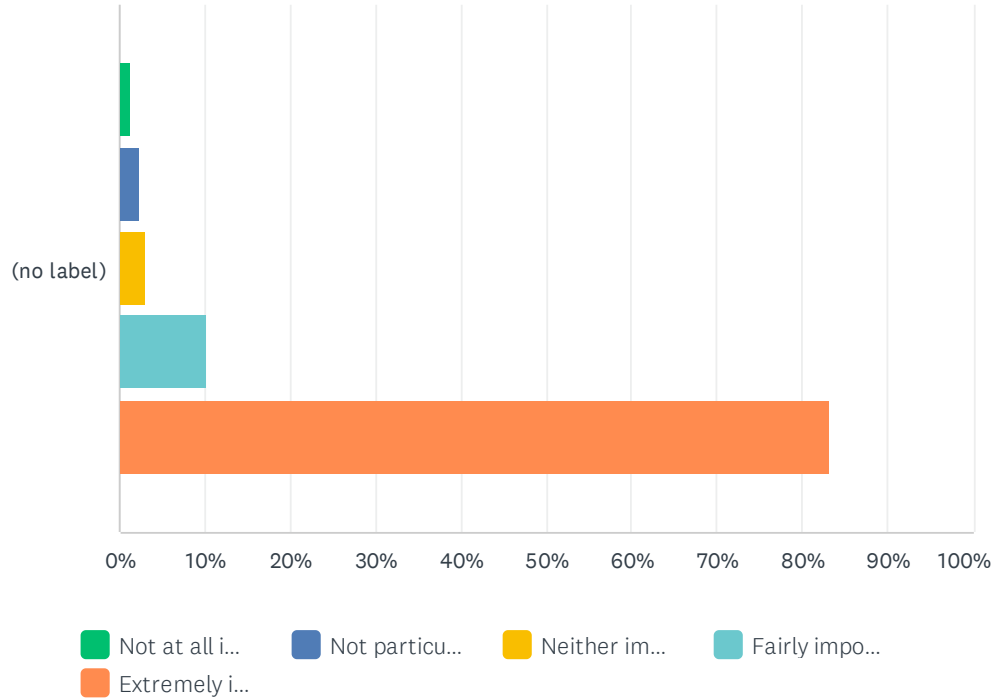
Answered: 882 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	44.10%	389
No	45.35%	400
Not applicable	10.54%	93
<b>TOTAL</b>		<b>882</b>

## Q12 For your business, how important is an urgent review of the 182-day Wales threshold?

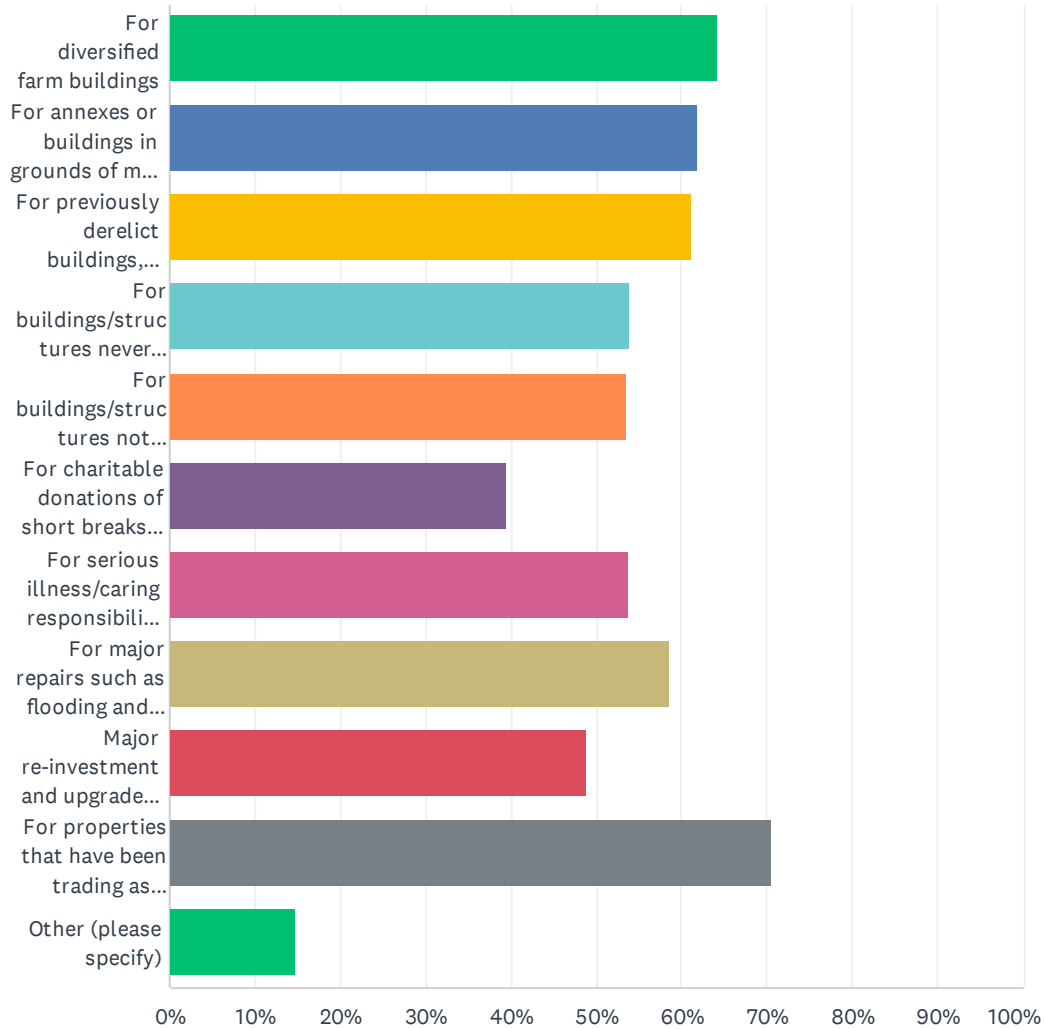
Answered: 884 Skipped: 4



	NOT AT ALL IMPORTANT	NOT PARTICULARLY IMPORTANT	NEITHER IMPORTANT OR UNIMPORTANT	FAIRLY IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	1.24% 11	2.26% 20	2.94% 26	10.29% 91	83.26% 736	884	4.72

# Q13 What exemptions do you support for Wales holiday lets? Tick all that apply.

Answered: 853 Skipped: 35

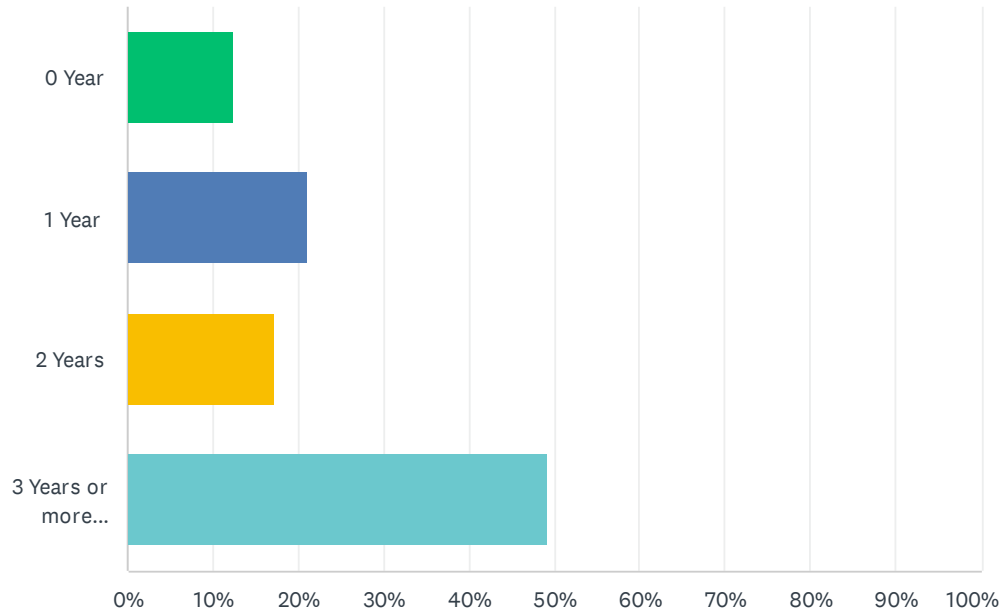


PASC UK/WTA Wales June 2024 - 182 day threshold questions

ANSWER CHOICES	RESPONSES	
For diversified farm buildings	64.13%	547
For annexes or buildings in grounds of main property	61.78%	527
For previously derelict buildings, restored for holiday let	61.20%	522
For buildings/structures never previously in residential use	53.93%	460
For buildings/structures not suitable for year-round residential use, glamping, yurts, bothies etc	53.46%	456
For charitable donations of short breaks (max two weeks, provable)	39.39%	336
For serious illness/caring responsibilities of owner	53.81%	459
For major repairs such as flooding and fire damage	58.62%	500
Major re-investment and upgrade programme, e.g. improving quality, heading for carbon zero	48.89%	417
For properties that have been trading as furnished holiday lets for four years or more.	70.57%	602
Other (please specify)	14.77%	126
Total Respondents: 853		

## Q14 How long do you anticipate continuing running your self-catering holiday accommodation

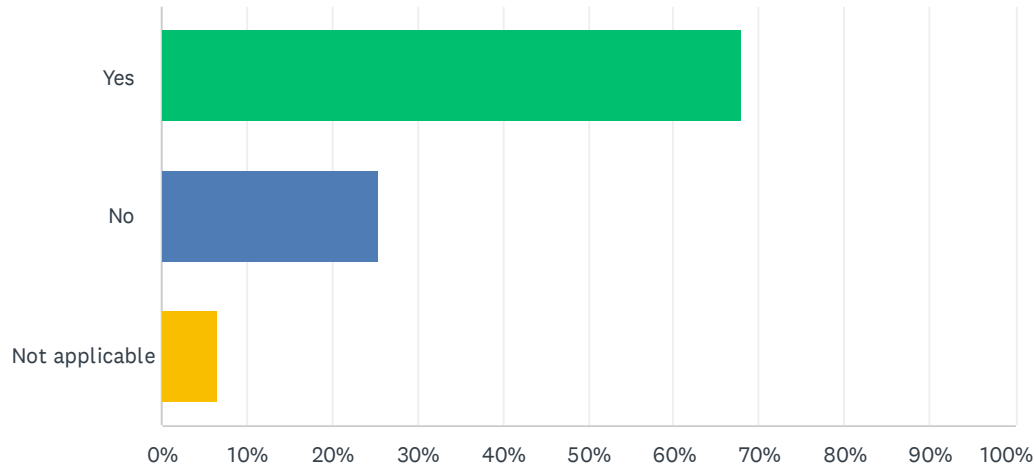
Answered: 880 Skipped: 8



ANSWER CHOICES	RESPONSES	
0 Year	12.27%	108
1 Year	21.14%	186
2 Years	17.27%	152
3 Years or more...	49.32%	434
TOTAL		880

## Q15 Is your response to the above question influenced by the 182 day threshold?

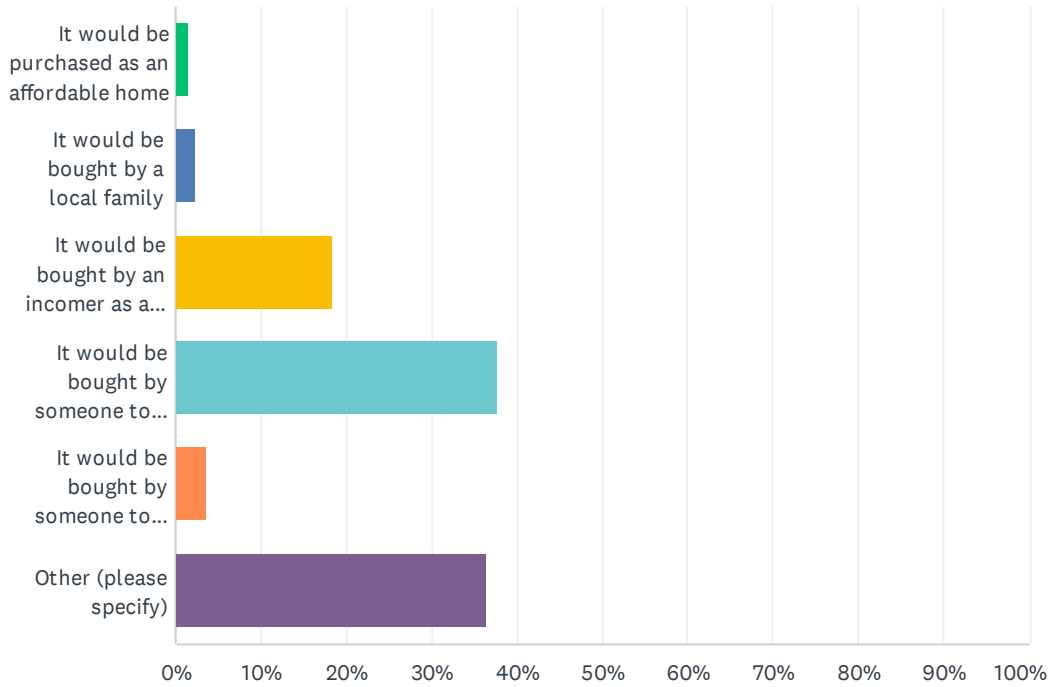
Answered: 882 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	67.91%	599
No	25.40%	224
Not applicable	6.69%	59
<b>TOTAL</b>		<b>882</b>

## Q16 If you have to sell your self-catering property/short-term let, who is most likely to buy it?

Answered: 865 Skipped: 23



ANSWER CHOICES	RESPONSES	
It would be purchased as an affordable home	1.50%	13
It would be bought by a local family	2.31%	20
It would be bought by an incomer as a primary residence	18.27%	158
It would be bought by someone to operate as a holiday let	37.80%	327
It would be bought by someone to operate as a long term let	3.58%	31
Other (please specify)	36.53%	316
<b>TOTAL</b>		<b>865</b>

Q17 If you wish to be kept in touch with the work that PASC UK (Wales Branch/Cangen Cymru) is doing on your behalf (and are not already a valued PASC UK member), please let us have your email and we will put you on our free Newsletter list. You can unsubscribe at any time. Thank you for taking part.

Answered: 255 Skipped: 633

## News Articles Detailing Examples of the Impact of the 182-day Threshold

<https://news.wales/south/monmouthshire-council/welsh-government-urged-to-reconsider-182-day-occupancy-rule-for-self-catering-holiday-lets-2024-11-49636.html>

<https://www.bbc.co.uk/news/uk-wales-65293498>

<https://www.southwalesargus.co.uk/news/24721762.call-review-minimum-booking-rule-welsh-holiday-homes/>

<https://www.walesonline.co.uk/news/wales-news/holiday-cottage-owner-give-out-27085828>

<https://www.bbc.co.uk/news/uk-wales-67145360>

<https://www.leaderlive.co.uk/news/opinion/23842199.holiday-let-businesses-forced-close-182-day-rule/>

<https://www.southwalesguardian.co.uk/news/23462432.new-rules-means-lower-cwmtwrch-chapel-business-may-become-unviable/>

<https://www.walesonline.co.uk/news/wales-news/business-owners-being-punished-being-26389804>

<https://www.lettingagenttoday.co.uk/breaking-news/2023/03/new-curbs-on-holiday-lets-are-inhumane-claim/>

<https://pembrokeshire-herald.com/90026/ms-worried-for-the-future-of-self-catering-businesses-in-wales/>

November 2024