Dear (insert the name of your local MSP)

I am a member of the Association of Scotland’s Self-Caterers and as such operate short-term holiday lets in (insert your area/location). I am aware that our trade association has responded to the Scottish Government’s consultation on ‘*Energy efficiency and condition standards in private rented housing’* arguing for an industry exemption to the need to meet a minimum standard in EPC and affirming that our sector should not be subject to the repairing standards currently being proposed for private landlords. Our industry is very different from that of a private landlord and the variety of accommodation on offer as short-term holiday lets would be hugely restricted if any standardisation was introduced. Our industry would be seriously harmed and we would be at an unfair disadvantage compared to other operators in England and in Europe. Scottish tourism (and therefore the Scottish economy) would also suffer and I ask that you take the time to understand the implications and unintended consequences of all-encompassing legislation on the self-catering short term holiday let sector.

I would further ask for clarification on the current situation regarding EPCs. Previously our sector had been advised that EPCs were NOT required for short-term holiday lets, now we are told that the Scottish Government failed to exempt our industry and we are therefore obliged to provide an EPC for holiday makers. This is simply absurd! There are many reasons why a customer chooses to book a self-catering property. We do not believe the EPC rating is one of them and it is both burdensome and makes no sense for an owner to provide one.

I would like to know why the government did not ask for an exemption for our industry when it had the opportunity to do so, and why for the last 5 years our trade association has been advised by Scottish Government that self-catering properties did NOT require an EPC – and that advice has now been withdrawn.

ASSC’s **‘Self-Catering in Scotland: The Economic Impact of Short-term Letting on the Scottish Economy’** report revealed that visitors staying in traditional self-catering holiday lets spend more than £723 million pounds in the Scottish economy each year and that our sector supports 15,271 full-time equivalent jobs. I am proud to be part of that industry and I look forward to your clarification on the EPC situation as it applies to self-catering and to your commitment and recognition of the importance of our industry to (insert your area/location here).

Kind regards

Name and ASSC member number