



The UK trade body for the tourer, motorhome,
holiday home and park home industries

www.thencc.org.uk



Understanding how to
**make the best use
of your caravan
holiday home**



Here are some points to bear in mind when you are planning leisure breaks in your caravan holiday home.

They have been prepared to ensure holiday home owners are familiar with holiday park opening periods, are aware of the rules relating to when the holiday home can be used and avoid any misuse of the caravan holiday home which **cannot** be used as a permanent main residence.

What is the length of the season?

Check this with the park on which you are intending to buy a holiday home and make sure you are satisfied that it will allow you the access you want during the year.

Who decides the length of the season?

The local planning authority sets the maximum period that the park is permitted to be open for business each year. However, it is up to the park to decide, within that period, the actual dates during which the park will be open for you to visit your holiday home.

Why should the park decide a different period?

There may be a number of reasons, but often the closed period is used to carry out essential maintenance and improvement work so that holidaymakers can enjoy the open period without being inconvenienced by any disruption on the park.



Can I use my holiday home in the winter?

Only if the park is open during the winter months. But check the level of insulation in the home you intend to buy, as not all units are intended for occupation in winter weather conditions. If a home is used in cold months, you should expect a higher level of condensation, both visible and unseen, which could affect its life and future value.



Can I move permanently into my holiday home?

No. You will normally be restricted to using it for holiday or recreational purposes. If you were to live permanently in your home, this would be in breach of the planning permission or site licence and have serious legal consequences. In addition, in most cases a caravan holiday home is not designed to be used as a permanent main residence.

What about spending consecutive months in the unit?

Any plans to use your holiday home for long holidays and leisure breaks should be discussed with the park owner/manager before you purchase a caravan. Many holiday park rules stipulate a maximum period when the home can be occupied e.g. not longer than 60 consecutive days. This may be dictated by the local authority regulations that govern the operation of the park, and/or the agreement you sign with the park.

What's wrong with long term occupation?

Holiday homes are designed to provide comfortable, high-quality accommodation for recreational use only, not continuous all year round living. Parks licensed for holiday use only may have consent to open for 12 months but that doesn't allow the home to be lived in all year round. The local authority has powers to enforce planning permissions - this could have long term serious consequences for the park and for you as a home owner if they are breached.

Does the Mobile Homes legislation apply to holiday parks?

No. This legislation was designed to protect the rights of owners of residential park homes on licensed residential home parks. It does not apply to caravan holiday homes sited on holiday parks.

Then what are my rights?

Your rights are contained within the "licence agreement" that you and the park will sign when you buy the unit. This agreement is the contract that will be made between you and the park and it includes your right to keep the holiday home on the park for a given period of years and the times during which you can use your unit.

The agreement should also contain a clause that prohibits permanent residential use of the holiday home.

Does the agreement say anything more?

It does, including any rules applicable on the park, and you will be asked to provide evidence of your permanent residential address outside of the park. That is why it is essential that you read the agreement thoroughly beforehand, and only commit yourself to it if you are happy with its contents. It is essential that if there is anything you don't understand, you ask the park to explain or clarify for you before you sign. The agreement is there to ensure that everyone gets the most out of their holiday home and that you can look forward to years of trouble-free ownership.

What about insurance cover?

You should insure your holiday home – the park is usually able to offer policies to its owners, but you are not obliged to use theirs. It is important to bear in mind that the cover that is provided for holiday homes is not the same as that for residential park homes when it comes to providing 'alternative accommodation.' For holiday homes, the insurance cover reflects the fact that the customer's permanent home is not the park. The cover does not extend to providing temporary re-housing in the event of damage to the holiday home.



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