

Tree Tops Caravan Park

Holiday Home Usage

Tree Tops Caravan Park is licensed by Flintshire County Council to operate for holiday and recreational use only. Tree Tops is not a Residential Caravan Park and neither the Council nor the Park Directors will allow customers to make their mobile holiday home their permanent home.

This means that as a caravan holiday home owner you will need to be able to prove that you are using your caravan holiday home within the terms of the park licence. This normally means that you own a property that is your permanent residence; however other checks may be applied. The Parks management and the Council have the right to ask you for this proof at anytime. Flintshire County Council carry out periodic checks on caravan parks to ensure that caravans are being occupied under the agreed terms of the park licence.

We understand Local Councils can and previously have penalised Parks in breach of their licence by shortening the number of months that they can stay open. Obviously this would impact our existing customers and could reduce the quality of service that Tree Tops can offer. Councils also have the right to evict holiday home owners from a Park if they believe that they are in permanent residence, this is a right that they have exercised on parks in North Wales.

Sadly Tree Tops cannot be flexible on this point, we cannot turn a blind eye. The Directors of Tree Tops have a duty to protect our existing customers and our business.

If you are looking for a second home, an escape from the rigours of life then Tree Tops is the place for you. You will be surrounded by like minded people who come to relax, enjoy the beautiful gardens, the stunning views and the peace and quiet.

We hope that you understand our reasons for issuing this statement, as a business we believe in being transparent and fair to everyone.

If you have any questions relating to the points raised above please contact the Park Office on 01745 560279

Regards

The Directors of Tree Tops Caravan Park Ltd

Frequently Asked Questions

Q: Why can't I use my caravan as my main place of residence on a caravan park?

A: There are lots of reasons; the main reason is the Parks licence and planning permission. Tree Tops is licensed for "holiday and recreational use" only. If you are found in breach of the park licence then you could be asked to leave and take your caravan with you. You would undoubtedly incur disconnection charges as well as transportation costs. You should also know that very few parks let customers site their own caravans, so you may struggle to find somewhere to relocate to.

Q: Why do the council have such a problem with people living in caravans?

A: Apart from the planning and licensing issues they are also losing out on Council Tax. Remember that you will still want the use of Doctors, Schools, Libraries, Hospital etc. these have to be paid for. Tree Tops does pass on a charge for Council Rates to its customer, but this is a fraction of the cost of council tax and are actually business rates which go to central government rather than local services.

Q: Tree Tops is open of 40 weeks of the year or longer for lodges, therefore I can stay while the park is open and go somewhere else while you are closed?

A: In theory this is true, however you must prove to the park that you own another property where you pay council tax, we may ask for several other forms of proof of residence such as bank statements and driving licences. Remember it is against the law to register your driving licence to an address that is not your main place of residence. You cannot use the address of another family member as your own. Also we will not accept mail addressed to you, we will not allow you to use the park address for any purpose. You should remember that any park that closes for any period, even if it is just one week is probably not licensed for residential use.

Q: My caravan is double glazed, central heated and has extra insulation, and therefore it's designed to live in.

A: Actually it is likely that your caravan is built to BS1647 standard that covers caravan holiday homes built for leisure use only. Residential Park Homes are built to BS3632 and there is a lot of difference between the two. You may not realise that by making a caravan holiday home built to BS1647 standard your permanent home you could invalidate the warranty. You may also accelerate the life of your caravan causing it to "wear out" more quickly. There are also potential health issues relating to the damp that can build up in holiday caravans that are

Q: Once I'm on a park I will be OK, the park owner cannot make me leave?

A: If you try to live on a caravan park that is not licensed for residential use the owner of the park has every right to remove you. You have no security of tenure on a caravan park, and if you are found to be in breach of your contract or the parks licence you can be asked to leave. By living on a park you put your home at risk.

Q: Other parks allow people to live in caravans?

A: Obviously we can't comment on what other parks do. If you are planning to living on a caravan park we would strongly suggest that you ask the owner if they have a residential licence before you commit yourself.

Q: Can't you turn a blind eye to me living on the park?

A: The impact to our business could be huge if we did this, we could be seen as attempting to collude with you to defraud the council. We understand why people want to live on a beautiful park like Tree Tops, but it simply is not something we will allow to happen.

Q: I still want to sell my house and live in a caravan holiday home?

A: Ultimately this would be your decision, we often see people who have done this and have found that their dream lifestyle is actually a nightmare. Remember you have no security on a caravan park, you are living in a caravan that will depreciate, and you may never be able to get back into the property market. You will have to find somewhere to live while the park is closed and if evicted you will have to find somewhere to live. All in all you are putting yourself into a very unsafe situation.