


Overview of Site Licence Conditions



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Overview Outline

1. Background
2. Public Experience (Food, Health & Safety) – Who we are/ what we do, How does this effect You?
3. Legislation & Legal “stuff”
4. Current Site Licence Conditions (Model Conditions)
5. New Proposed Site Licence Conditions
6. Mobile Home Act 2013



Background

- 27 holiday sites, 8 residential, 2 mixed sites
- Some sites include touring & camping facilities...
- Different occupancy restrictions. These range from 1 March – 31st January, some including weekends and 10 consecutive days including Christmas and New Year.
- Several holiday sites recently granted full time holiday use

Public Experience (Food / Health & Safety)

- Team of 3 EHO's, 2 Technical Officers + Team Leader + Manager
- Animal Licensing (Pet Shops, Dog Breeding, Zoo Licence)
- Skin Piercing / Tattooing
- **Caravan Site Licensing**.....
- Routine **Food & Health & Safety Hygiene Inspections**.....
- Accident Investigations and Complaints



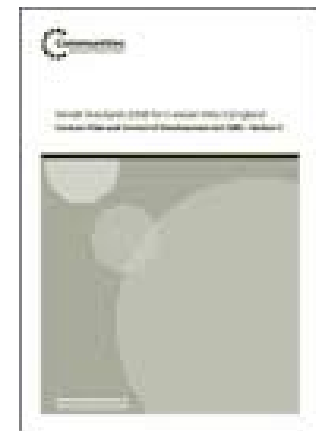
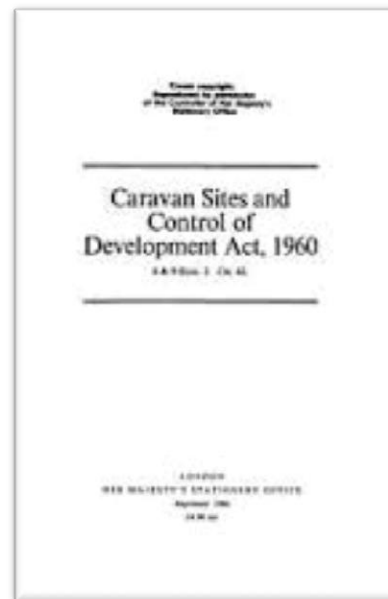
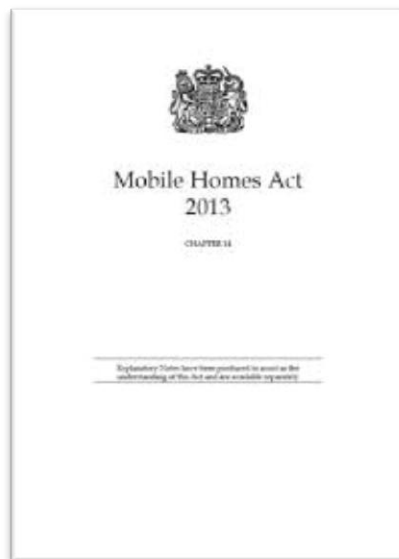
What are we looking at.....?

- Site Licence and Model Standards.....
- Compliance with Food Legislation (Café snacks, restaurants, bars, ice cream stalls)
- Compliance with Health & Safety Legislation
- Swimming pools, entertainment facilities
- Safety of visitors, owner occupiers and your staff
- Appropriate and up to date Risk Assessments

And where applicable

- Safe Systems of Work and procedures, training (caravan siting procedures, machinery, ride-on-mowers, tractors)
- Electrical Safety – Hook-Up-Points Risk, Periodical Electrical Reports for installations, No unauthorised access Electrical Distribution Boards (EDB)

Legislation and Legal “Stuff”



Caravan Sites & Control of Development Act 1960

- Caravan sites are subject to licensing requirements under 1960 Act
- Exemptions in the Act - these tend to relate to small scale sites.
- Section 1 of the Act requires the occupier of land to obtain a site licence if he uses the land as a caravan site.

Caravan Sites & Control of Development Act 1960.....

- Section 5 gives TDC power to attach conditions to the site licence.
- Subsection 5(6) provides for the Central Government to specify Model Standards for site (1989 Model Standards and Model Standards 2008)
- Site Licence can only be issued with relevant planning permission granted.
- Cannot refuse Site Licence.....unless

Model Conditions

- 1989 Model Conditions for Caravan Holiday Parks adopted and approved by Council copied onto your site licence
- Central Government has not updated Model Standards since 1989
- Model Standards 2008 for **Residential Homes** approved by Regulatory Committee following consultation in 2009
- TDC **must have regard** to Model Conditions when applying conditions to licence

Site Licence Conditions (General)

- Density and Spacing of caravan units
- Electrical Installations
- Fire Fighting Appliances
- Drainage and Sanitation
- Period of Occupancy (Site closed)
- Gas Safety (LPG)
- Information

CONDITIONS – WHAT ARE THEY TRYING TO ACHIEVE?



New Proposed Changes in Model Conditions (Holiday Sites)

Electrical Installations

- **Appropriate caravan electrical hook-up-points (HUP) with a minimum Ingress Protection Rating of IP44. Fitted with a lockable window flap over protection device and fitted with a Residual Current Circuit Breaker with Overload Protection (RCBO)**
- Proposed to make this condition more explicit, as no current requirements on licence.

New Proposed Changes in Model Conditions (Holiday Sites)

Drainage, Sanitation and Washing Facilities

- All caravans shall have a water closet, sink, bath or shower and washbasin together with hot and cold water. It must be connected either to a public sewer, private sewer, septic tank or cesspool approved by the Council.
- Makes this condition more explicit and remove the conditions which requires communal toilet and shower blocks, as was required. (Does not apply to Touring and Camping facilities)

New Proposed Changes in Model Conditions (Holiday Sites)

Storage and Use of Liquefied Petroleum Gas (LPG)

- All Gas Installations and Equipment must comply with Gas Safety (Installation and Use) Regulations 1998
- Updates for Codes of Practices from LPG Gas Association Code of Practice 1 & 7
- Copies kept for inspection by Officers
- Replacing outdated legislation i.e CS4, CS8

New Proposed Changes in Model Conditions (Holiday Sites)

Storage and Use of Liquefied Petroleum Gas (LPG)

- every gas appliance provided for the use of the caravan occupiers, shall be fitted with an “effective flame failure device”.
- LPG cylinders should not be positioned or secured to caravan units in such a way as to impede access or removal in an event of an emergency. (Following consultation with Essex Fire Authority)

New Proposed Changes in Model Conditions (Holiday Sites)

Flooding

- The site owner shall establish whether the site is at risk from flooding by referring to the Environment Agency's Flood Map. Where there is a risk from flooding the site owner shall:-
 - (i) Consult the Environment Agency for advice on the likelihood of flooding;
 - (ii) Register with Environment Agency Flood Line Warning Direct;
 - (iii) Devise 24 / 7 receipt of warning arrangement;

New Proposed Changes in Model Conditions (Holiday Sites)

- (iv) Understand what the different flood warnings means;
- (v) Decide what action will be taken upon receipt of each level of warning;
- (vi) Decide how this information will be made available to site residents and / or customers
- (vii) Arrange a 24 / 7 method of communication for all personal on site (public and staff);
- (viii) Arrange a regular training programme to ensure all staff are aware of these actions;

New Proposed Changes in Model Conditions (Holiday Sites)

- capture this information in a Site Specific Flood Emergency Plan;
- (ix) Share this plan with Tendring District Council Emergency Planning Officer;

New Proposed Changes in Model Conditions (Holiday Sites)

Fire Safety

- **Regulatory (Fire Safety) Order 2005**
- **Confusion with enforcement responsibility for Fire Safety**
- **Following Consultation with Essex Fire Authority – BS Standards Updated**
- **Fire Issues will be taken on “Case-By-Case” basis if difficulties arise**
- **Produce a Fire Risk Assessment**

Finally Mobile Homes Act 2013

- **26 May 2013 – More rights to owners to sell their homes on open market.**
- **No interference of owner of the park, i.e. blocking sales, stop you using estate agents, solicitors, or make you or buyer carry out a survey**
- **1 April 2014 – Local Authority can charge annual licensing fee, and inspection fee**
- **Powers to service Notice and carry out “works in default”**

Mobile Homes Act 2013

- **Requirement for Site Owner to produce Site Rules – following consultation with residents**
- **Deposited with Local Authority and become express terms of pitch agreement and binding with site owner and resident(s)**