

Re-siting of a Residential Caravan – Residential Occupiers

RE-SITING OF A RESIDENTIAL CARAVAN REFERS TO OCCASIONS WHEN IT MAY BE NECESSARY FOR THE CARAVAN TO BE MOVED ONTO ANOTHER PITCH IF IT IS REASONABLE TO DO SO AND/OR TO CARRY OUT ESSENTIAL REPAIRS OR EMERGENCY WORK. FOR EXAMPLE:

- **REPAIRS TO THE BASE ON WHICH THE RESIDENTIAL OCCUPIER'S CARAVAN IS STATIONED,**
- **WORKS OR REPAIRS NEEDED TO COMPLY WITH ANY RELEVANT LEGAL REQUIREMENTS (SUCH AS TO COMPLY WITH THE SITE LICENCE), OR**
- **WORKS OR REPAIRS IN CONNECTION WITH RESTORATION FOLLOWING FLOOD, LANDSLIDE OR OTHER NATURAL DISASTER.**

What Residential Occupiers need to be aware of

A Site Owner has the right to move a Residential Occupier's caravan:

For essential repairs or emergency work only if it is necessary to re-site it in order for the works to be carried out. If that is the case it should only be moved for the timescale necessary to carry out the essential repair or emergency works.

If the Residential Occupier's caravan undergoes repairs to the base, and is therefore moved to another pitch, the Site Owner must return the caravan to its original pitch on completion of the repairs if that is the Residential Occupier's wish or if there has been a Court ruling to that effect.

It should be noted that if the Court is satisfied that the caravan can be moved, and the new pitch is broadly comparable (size, location, etc) to the Residential Occupier's original pitch, it will be assumed that the caravan can be re-sited. No costs in relation to the move will be incurred by the Residential Occupier.

What Caravan Park/Site Owners need to be aware of

A Site Owner may move a Residential Occupier's caravan for essential repair or emergency works only if it is necessary for the caravan to be moved for the works to be carried out and it should only be moved for the period necessary to carry out the essential repair or emergency works.

What Caravan Park/Site Owners need to be aware of

Other than for essential repairs or emergency work, the Site Owner must make an application to the Court if they wish to move the caravan. The Court must be satisfied that the move is reasonable before granting permission. However, where this move is deemed to be permanent, and the Residential Occupier has no objections to it, there is no legal requirement for an application to be made to the Court, but it would be good practice to have a written record of the fact that a permanent move was agreed upon by both parties.

If a residential caravan needs to be moved in order for essential repairs and emergency work to be carried out then any costs incurred with the move to and from the pitch, such as reconnecting gas, electricity or water is the Site Owner's liability.

If a Residential Occupier's caravan is moved for repairs to the base, the Site Owner must return the caravan to its original pitch on completion of the repairs if that is the Residential Occupier's wish or if the Court makes an order to that effect.

WHO CAN I CONTACT FOR ADVICE?

Consumerline (Department for the Economy) **0300 123 6262**

Private Rented Branch (Department for Communities) email: **prs@communities-ni.gov.uk**

WHERE CAN I FIND MORE DETAILED INFORMATION OR ADVICE?

Caravans Act (Northern Ireland) 2011

This fact sheet is not intended to be an Authoritative Statement of the Law.