

# Quiet enjoyment of the Residential Caravan & Site Owners' right of the entry to the pitch - Residential Occupiers

**‘QUIET ENJOYMENT’ IS A TECHNICAL, LEGAL TERM MEANING ENTITLEMENT FOR RESIDENTIAL OCCUPIERS TO ENJOY THEIR CARAVAN AND THE PITCH WITHOUT UNLAWFUL INTRUSION INTO THEIR CARAVAN OR ONTO THEIR PITCH. HOWEVER, THERE ARE OCCASIONS WHEN A SITE OWNER HAS THE RIGHT OF ENTRY TO A RESIDENTIAL CARAVAN PITCH AND MUST NOT BE IMPEDED IN DOING SO.**

## **What Residential Occupiers need to be aware of**

‘Quiet Enjoyment’ does not refer to noise or disturbance as may be inferred from the phrase.

Examples of behaviour which are likely to amount to a breach of the obligation to give the Residential Occupiers quiet enjoyment include harassment or intimidation, threats of physical eviction, continual obstruction of access to the residential caravan, interruptions in the supply of utilities or otherwise being prevented from uninterrupted use of the caravan and the pitch as their permanent residence.

A Residential Occupier must allow the Site Owner to enter the pitch, **without prior notice**, between the hours of 9:00 – 18:00 in order to:

- deliver written communications, including post and notices, to the Residential Occupier,
- read any meter for gas/electricity, and
- assess water/sewerage issues, or problems with any other services supplied on site.

A Site Owner may enter the pitch to carry out essential repairs or emergency works but should give the Residential Occupier as much notice as is reasonably practicable in the circumstances.

A Site Owner may also enter the pitch for any other reason if they have given the Residential Occupier at least 14 days written notice of date, time, and reason for entry.

### What Caravan Park/Site Owners need to be aware of

Residential Occupiers are entitled to enjoy their caravan and the pitch without their Site Owner or anyone else involved in the site business intruding into their caravan or onto their pitch. However, a Site Owner does have the right to enter the pitch, without prior notice, between the hours of 9:00 and 18:00 to:

- deliver mail and communications to the Occupier, and
- to read meters for services such as gas, electricity, water, sewerage, or other services supplied by the Site Owner.

A Site Owner can also enter the pitch to carry out essential repairs or emergency works on giving as much notice to the Residential Occupier as possible (whether in writing or otherwise) as is reasonably practicable in the circumstances.

Unless the Residential Occupier has agreed otherwise, a Site Owner can also enter the pitch for any other reason than those mentioned above provided they have given the Residential Occupier at least 14 days written notice of the date, time and reason for entry.

A Site Owner should try to ensure that any visit is arranged at a time convenient to both parties where possible.

Site Owners must not subject the Residential Occupiers to harassment or intimidation, threats of physical eviction, continual obstruction of access to the caravan, interruptions in the supply of utilities or otherwise prevent them from uninterrupted use of the home and the pitch as their permanent residence.

### 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.**