



Ministry of Housing,
Communities &
Local Government

Kelly Tolhurst MP

Minister for Rough Sleeping and Housing

**Ministry of Housing, Communities and Local
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CARAVAN PARK CLOSURES THIS WINTER

Dear Site Owners and Managers,

On the 4th of November, [I wrote](#) to you explaining what the upcoming period of new national measures meant for your businesses. We explained that whilst accommodation providers were generally being instructed to close, there were some exemptions to this which mean that some caravan park sites could remain open. I was particularly keen to highlight that these sites could remain open for those using them as their primary residence and for individuals who would otherwise have nowhere to live. With the period of national measures now ended, I am writing to you to clarify our expectations with regards to the operation of caravan and park home sites over the winter.

Accommodation providers, including holiday caravan sites, in Tier 1 and 2 areas will be able to open as usual. Sites located in Tier 3 areas will generally be expected to close (except between 22 and 28 December). However, as was the case during the period of national restrictions, there are a number of exemptions that allow businesses to remain open. This includes remaining open for households using this accommodation as their main residence. For this reason, for holiday caravan park sites where this exemption is relevant, we would not expect those households to be evicted on the basis of being in a Tier 3 area. Full guidance can be found [here](#).

I am aware that some sites would be closing at this time of year for reasons unrelated to the current pandemic, for example because their planning conditions require them to do so. While the law remains unchanged on this issue, I encourage site owners and managers to work with colleagues in their respective local authorities with regard to whether a site is closed and to plan for any possible impacts closure might have in terms of homelessness. I am particularly keen to ensure that wherever possible families and vulnerable people are not displaced at this time.

Local authorities are reminded that the National Planning Policy Framework [in paragraph 58] already emphasises that planning enforcement is a discretionary activity. We expect local planning authorities to act proportionately in responding to suspected breaches of planning control, while having regard to their legal obligations. Careful consideration should be given where caravan sites have restrictions related to winter flood risk.

Where closures are unavoidable, and households are evicted as a result it may be necessary to encourage these households to seek assistance from their local authority. The usual rules will apply when determining the eligibility of these households with regards to homelessness services. The government has provided £7.2bn in support to councils to address the pressure COVID-19 has placed on services including homelessness.

In Tier 3 areas accommodation such as hotels may remain open for a limited number of reasons - as set out in The Health Protection (Coronavirus, Restrictions) (All Tiers) (England) Regulations 2020 - including for people who are unable to return to their main residence, and so may be able to accommodate households that have had to leave caravan park sites. The regulations also make clear that individuals in Tier 3 areas can move in with family and friends to escape a risk of harm (for example, where they have to leave their caravan due to a risk of flooding). Individuals should consider whether this is appropriate based on their specific circumstances.

The Government remains committed to protecting the most vulnerable during the winter and I welcome the support of local partners working together to prevent homelessness.

This letter is being copied to all local Leaders.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Kelly Tolhurst', is centered on the page. The signature is fluid and cursive.

KELLY TOLHURST MP