

Oakmere Lodge Park Rules

1. Terms of Business

- 1.1 In order for a lodge to be stationed on Oakmere Park it is a mandatory condition that the Lodge owner(s) hold a current valid Holiday Site Licence Agreement with the Site Owners and have paid the Pitch Fee in full for that Season. A Holiday Site Licence is only valid when it has been signed by both the lodge owner/s and the Site Owner and submitted to the Park Office by no later than 14th January in each consecutive season of the Licence duration period permitted.
- 1.2 Occupancy of Lodges is strictly limited to the Lodge Owner and his/her/their family and guests, not to exceed the specified number of berths, who must also maintain their home residence independently from the Lodge, with the exception of the Park Owner and his family, the Park Warden and or his family. Sub-licensing to third parties is not permitted. Renting of the Lodge or Pitch, in part or in whole, is not permitted. If it becomes necessary or compulsory for us to close the Park in part or in whole for whatever reason, patrons must comply and leave to return to their primary residence.
- 1.3 Payment of Council Tax by a Lodge owner/occupier or receipt of Housing Benefits to help with payment of the Pitch Fees would suggest to the Site Owners that the lodge is being used as a primary residence not a holiday home, and this would be a serious breach of your Holiday Site Licence Agreement with the Site Owners.
- 1.4 Under Schedule 2, paragraph 2 of the Data Protection Act 2018, Malvern Hills District Council is exempt from GDPR. If requested by Malvern Hills District Council, Oakmere Park will be obliged to provide them with the name(s) and address of a Lodge owner(s), and Malvern Hills District Council may contact the owner(s) to ensure that they are retaining their main home residence away from their holiday lodge, on which they pay Council Tax.
- 1.5 No form of business trading or commercial activity is permitted on site. Lodges may not be used or registered as a business or a private residential address or receive post or parcels.
- 1.6 Electricity will be billed to Lodge Owners quarterly, or monthly to regular high consumption users, and water will be billed approximately every six months.
- 1.7 Calor Gas cylinders must be purchased via the Site Office, payment with order.
- 1.8 Related peripheral items must be purchased through the Site Office.
- 1.9 All Accounts must be settled within 10 days of billing. Overdue payments are liable to incur an administration charge of £30.00. Payments made by cheque will be subject to a £5.00 charge to cover bank charges and our costs. Cheques not honoured will incur a £25.00 fee to cover bank charges and our costs. Post dated cheques will not be accepted. Cash payments in excess of £250.00 will no longer be accepted. Settlement of accounts over £250.00 must be made by wire transfer or cheque.
- 1.10 A Holiday Site Licence Agreement is non-transferable unless the lodge annexed to the Holiday Site Licence Agreement has been bequeathed to a specific person(s) as named within the deceased lodge owner(s) legal Will (T&Cs apply). Licence Fees paid are non-refundable.
- 1.11 The Lodge must be comprehensively insured throughout the Licence period. A copy of the current Insurance Certificate must be made available to view by the Site Owner if requested to do so.
- 1.12 The Site Owner reserves the right not to grant a lodge owner a new Holiday Site Licence Agreement to continue to station a lodge on the Site until all the required documents have been signed and returned to the Park Office, and payment for the pitch fee has been made.

2. Code of Conduct

- 2.1 With the exception of the Park Owners and their family and visitors, the Park Warden and their family and visitors, children under the age of 16 are not permitted on Oakmere Lodge Park
- 2.2 Antisocial, abusive or threatening behaviour will not be tolerated anywhere on Oakmere Park. We operate a formal complaints procedure via the Park Office.
- 2.3 Lodge owners are responsible to make sure that their guests/visitors are made aware of, and agree to comply with, the Lodge Park Rules when they are on the Park.
- 2.4 Patrons and their guests are requested to respect the privacy of other Lodge owners, not to cause a nuisance, keep off the protected grassed areas and use the designated paths and roadways. Do not enter protected grassed or planted areas, or areas that have been coned or fenced off or marked as "Private".
- 2.5 Lodge owners are permitted to allow adult family and friends only to use their Lodge when they are not present and must provide the Park Office with their guest's details, car registration number, arrival and leaving dates for each stay.
- 2.6 The Site Owner will not accept any responsibility or liability for any loss, theft or damage to property or vehicles whilst on Site.
- 2.7 The use of mobile phones, televisions and music can be regarded as a nuisance and anti-social by others, depending on the time of day and volume of noise created from and by them. Please be mindful of others when using such appliances. 11.00pm until 8.00am must be observed as quiet hours. Generators are not permitted.
- 2.8 Pets are not permitted to be kept on The Park without a Licence from Oakmere Park. Pet owners must abide by the T&Cs of the Licence when issued. Dogs must be kept under control and on a lead not to exceed 1 meter in length. Pets must not



cause a nuisance or foul the Park. Visitors to Oakmere Lodge Park are not permitted to bring pets onto the Park without prior permission from the Site Owners for each visit. Dog breeds listed on the Dangerous Dogs Act are banned from Oakmere Park.

- 2.9 Barbecues must be safely controlled by a responsible adult and fired only by safety fitted gas bottles. Patio heaters and combustible fires are not permissible. Generators are not permitted.
- 2.10 Ball games, roller skates, skateboards, kites, gliders, aeroplanes, remote controlled toys, drones /lasers etc are not permitted. CCTV cameras fitted outside Lodges and on pitches are not allowed. CCTV cameras placed inside lodges must not be directed to capture images of public areas outside, only the interior of your own holiday home.
- 2.11 Fireworks, Chinese lanterns, firearms, air rifles or any items likely to cause or inflict damage are not permitted on Site.
- 2.12 Not to cause damage to the plants, trees, grassed areas and other site amenities. The use of outside taps on the Park are for Oakmere Park staff only. The flowers and plants on the Park are for all to enjoy, please do not pick or take them away. A charge will be made to you if you or your guest(s) or visitors remove or cause damage to any Site amenities or property, including from the Celebration Garden.
- 2.13 No littering. Nothing is to be discharged into the pond.

3. Lodge/ Pitch Maintenance

- 3.1 It is the responsibility of Lodge owners to maintain their Lodge, decking and pitch in a sound, clean and tidy condition. The use of weed killers is prohibited on the pitch with the exception of your parking area and footpath.
- 3.2 The underneath of Lodges and deckings must be kept clear and Lodge wheels must not be removed. Oakmere Park reserve the right to remove / open access hatches in skirtings around Lodges and deckings to inspect that the area is being kept clear, or to conduct emergency repairs.
- 3.3 Written permission from the Site Owner must be obtained for any alteration, to the Lodge, Decking / Pitch and before erecting a TV aerial or satellite dish. Oakmere Park will be responsible for all ground work and Park maintenance.
- 3.4 Fittings to the blue water pipe feed supplied to a lodge are the property of Oakmere Park and must not be removed, or attachments added to extend or alter the pipework.
- 3.5 A metal shed must be purchased through Oakmere Park and is for storage purposes only and must not be used as a workshop. The shed must not be removed from the Pitch. No additional storage bunkers are allowed.
- 3.6 Only household refuse generated from the use of the Lodge is permitted to be placed in the approved containers. Dustbins are not allowed outside Lodges. No bagged items or glass to be placed into the recycling skips, all appropriate items must be loose.
- 3.7 The use of hosepipes is prohibited. With prior permission from Oakmere Park Management, power washers may be used for the purpose of cleaning Lodges, deckings and block paved areas.
- 3.8 Lodge Owners are responsible for the safety / security of the Lodge and for the regular inspection / maintenance of electrical and gas appliances, fire extinguishers, smoke and monoxide detectors and all other appliances and fittings. A copy of the current Gas Safety Certificate must be made available to view by the Site Owner for inspection if requested to do so. It is recommended for lodge owner(s) to have an Electrical Safety Certificate / Report conducted by an NICEIC accredited electrician every 3 years.
- 3.9 No notices, flags or posters etc. are to be visibly placed inside or outside Lodges.
- 3.10 No washing is allowed to be on display outside the Lodge or on the decking. Do not drape items over the decking or parasols.
- 3.11 When unoccupied the Lodge should be left secured and properly drained to prevent damage by frost. During the winter period and in adverse weather conditions, items on the Lodge pitch and decking should be secured or stored away whenever possible.
- 3.12 Only 4 Calor Gas Cylinders housed in the metal bunker provided are permitted to each Lodge. This bunker remains the property of Oakmere Park and must not be removed from the pitch. An additional gas cylinder for barbecues will be allowed. Gas cylinders must not be chained up.
- 3.13 All 47kg Calor Gas Cylinders on the Park are the property of Oakmere Park. 47kg Calor Gas cylinders must not be taken off the Park or exchanged for an alternative brand or size. If gas is not purchased from Oakmere Park we will reclaim our "loan stock" cylinders. Gas cylinders are not permitted to be resold on the Park or moved to another Pitch.
- 3.14 A maximum of 4 movable planters are allowed for each Lodge and these must be maintained in a tidy condition.
- 3.15 Bird feeders / boxes, wind chimes, garden ornaments or noise emitting outside ornaments or solar lights are not allowed. Nothing is to be affixed to trees / fencing or planted in the ground.
- 3.16 Parasols up to a 2 metre diameter are permitted but gazebos, shade houses, tents, windbreaks, inflatable items or spas are not. Parasols must be put down when not in use.
- 3.17 Do not flush any types of wipes, sanitary wear, personal items, nappies, cloths, fats or any other unsuitable or non-biodegradable items or harmful substances down the toilets or sinks, please bag and bin them. A charge will be levied against a lodge owner(s) if they are found to be responsible for damage to a drain or a blockage.
- 3.18 Only Water Side Lodge owners have access in areas near to the pond. No persons or pets are allowed in the Pond.



- 3.19 Do not go beyond the wooden boundary fence around the pond area to enter into the Nature & Wildlife Reserve. This is a protected area with no access permitted.

4. Vehicles, motorcycles, bicycles and trailers

- 4.1 Vehicles brought on site must be licensed, insured and in a roadworthy condition. No major vehicle repairs or maintenance to be carried out on site. Vehicles registered on a SORN are not roadworthy and are not permitted on the Park.
- 4.2 The speed limit of 5 MPH must be observed at all times and all vehicles, motorcycles and bicycles must be driven in a considerate and careful manner consistent with the Highway Code.
- 4.3 All vehicles, motorcycles and bicycles must only use the access roads around the Park and are not allowed on the grass.
- 4.4 No unauthorised commercial vehicles, trailers, camper vans or vans.
- 4.5 No posters, notices or signage to be displayed on vehicles on Oakmere Lodge Park.
- 4.6 Vehicles leaving the Lodge Park must give way to vehicles entering it.
- 4.7 Do not use a remote control or telephone to open the vehicle gates into Oakmere Lodge Park until you can see that the access is clear and it is safe to do so.
- 4.8 Sleeping in vehicles on the site is not permitted.
- 4.9 With the exception of car roof boxes and bicycles, transportation / storage of large items on vehicle roofs is not permitted on the Site. Large storage covers / structures to house motor bikes are not permitted.
- 4.10 Do not leave stationary vehicles with engines running unattended or to cause a nuisance.
- 4.11 You must first seek written approval from the Park Owners before having an external electrical charging point installed onto your holiday lodge to charge an electric powered vehicle (T&Cs apply).

5. Parking

- 5.1 No vehicle, motorcycle or bicycle shall be parked or kept on site otherwise than in a designated area or on the Site car park. No stopping or parking on the roadway. Vehicles are not permitted to be left on the visitors car park for an extended period of time.
- 5.2 A maximum of 2 vehicles can be parked adjacent to each Lodge. Parking on the bays of other Lodge owners is prohibited.

6. Safety and Security

- 6.1 Each Lodge will be issued with 2 remote controls to operate the gates, a charge will be made to replace or add additional ones. For security reasons please do not give the pedestrian gate code number to others. Oakmere Park will have to reset the code and inform all other Lodge Owners. An administration charge of £100 will be levied against those responsible.
- 6.2 Oakmere Park will NOT release a Lodge key to another individual without sufficient prior notice from the Lodge owner(s) authorising us to do so, either by email, letter or by leaving a telephone message.
- 6.3 Oakmere Park does not chaperone anyone who has been given access to the Lodge. Oakmere Park takes no responsibility and accepts no liability for any loss, theft or damage to the pitch, decking, Lodge or any contents therein, caused by the person(s) and/or any of the works they have carried out.
- 6.4 Keys must be collected, signed for and returned to the Park Office during Office opening hours.
- 6.5 Lodge owners who allow family and friends to use their Lodge when they are not in attendance must provide the Park Office with their guest's name, car registration number, and dates for each stay.
- 6.6 In the event of a fire in a Lodge, all lodges in the near vicinity must be vacated immediately.
- 6.7 During times of snow and/or icy conditions, Oakmere Park does not clear or grit roads or paths. It may be advisable to return to your home at times of adverse weather conditions and/or check before travelling to the Park.
- 6.8 Lodge owner(s) are responsible to ensure their visitors/guests are made aware of the procedure involved when entering/exiting through the Lodge gates and side pedestrian access in the event of a power outage and in emergencies.

7. Lodge Sales

- 7.1 When Oakmere Park permits a Lodge to be re-sold on site, the owner(s) must agree to abide fully with the Terms and Conditions of the Sales Agreement with Oakmere Park throughout the duration of the process.
- 7.2 When you receive an offer you intend to accept, before doing so you must inform Oakmere Park, who reserve the right to purchase your Lodge at the same agreed selling price. The sales fee and any other outstanding accounts will be deducted from this agreed selling price.
- 7.3 There is a fee of 12.5% plus VAT of the agreed selling price payable by the Lodge owner(s) to Oakmere Park when a Lodge is sold on Site.
- 7.4 You agree to tell us in writing if the Lodge is subject to finance.
- 7.5 When a Lodge is sold or removed from the Site ground items belonging to Oakmere Park such as slabs and blocking etc. must remain in-situ on the pitch and not be taken off the Site.



- 7.6 Credit will not be given for any gas remaining in the cylinders and these must remain on the pitch connected to the Lodge.
- 7.7 A vendor must ensure there is sufficient gas i.e. no less than half of one cylinder remaining in order to demonstrate to the purchaser that the gas appliances are in working order.

8. Lodge Removals

- 8.1 If a Lodge owner(s) wishes to remove their Lodge from the Park, we require a minimum of 3 months notice in writing.
- 8.2 When a Holiday Site Licence Agreement Duration expires Oakmere Park reserve the right not to grant a new Licence permitting the owner(s) to continue to station their Lodge on the Site, irrespective of the age of the Lodge. In these circumstances Oakmere Park shall endeavour to give as much notice as possible to the Lodge owner(s) who is responsible for any de-siting and removal fees incurred, unless otherwise agreed with Oakmere Park.
- 8.3 Lodges to be removed from the site are subject to a disconnection, de-siting and removal fee, payable in advance to Oakmere Park. The total cost will take into account the age, size, condition and location of the Lodge on the site. There will be an additional charge to dismantle and remove deckings and skirtings unless otherwise agreed with Oakmere Park. Written quotations will be given on request. All works necessary to remove a Lodge, decking and skirting from a pitch are conducted by, and/or through Oakmere Park only.
- 8.4 Once payment has been made, Oakmere Park will arrange for the disconnection, de-siting and removal of the Lodge, decking and skirting from the pitch to a temporary storage area with no additional charge for the first 48 hours, prior to prompt removal from Oakmere Park by a pre-arranged bona fide haulier. In the event of unauthorised extended use of the storage area, the Lodge owner(s) will incur an additional minimum charge of £160 plus VAT per day. Terms and Conditions apply.
- 8.5 Gas cylinders provided to a Lodge owner(s) are done so as "Loan Stock" and remain the property of Oakmere Park. These cylinders must be returned to Oakmere Park before a Lodge is taken off the site. We do not give credit for any gas remaining in the cylinders.
- 8.6 A final bill for any outstanding accounts, and the electricity and water bills will be submitted once the Lodge has been de-sited, with settlement due before a Lodge is permitted to be removed from the Park.
- 8.7 Lodges are only permitted to be removed from the Site at certain times of the year, not over Public Bank Holidays, weekends, over the Christmas / New Year periods and is dependent on ground and weather conditions, the location of the Lodge within the Park and the availability of contractors and during times of pre-planned staff annual leave.

**These Park Rules are effective from 28th November 2025
and are subject to amendments with immediate effect.**

