Independent Park Home Advisory Service (2021) Ltd

Guidance – Can I Install CCTV in my Park Home?

As the occupier of a park home, you can install CCTV on or around your own home. But there are important limits and responsibilities depending on what your cameras capture.

You're free to put cameras on your own home to monitor your pitch, driveway, garden or inside your own boundary, this is considered domestic use and is not subject to data-protection law.

If your cameras record beyond your pitch for example, people walking on park roads or communal areas, neighbours' gardens or windows, then the system is no longer purely domestic. You become a data controller under the Data Protection Act 2018 / UK GDPR.

That means you must:

1. Identify a lawful basis (usually *legitimate interests*).
2. Put up signs saying CCTV is in use, with your contact details.
3. Minimise intrusion — aim cameras only where needed, use privacy masking, don't use audio unless absolutely necessary.
4. Retention & security — delete footage after a short period (e.g. 14–30 days) and keep it password-protected.
5. Respond to requests — people can ask to see footage of themselves (a Subject Access Request).
6. Register with the ICO and pay the data protection fee (check with the ICO's fee checker if you fall into scope).

Some site rules restrict external fixtures, security equipment or anything that overlooks communal land. Always check your written statement and site rules before installing. If you need to fix cameras to park-owned structures (lamp posts, fences, shared buildings), you must ask permission. Even if lawful, try to avoid upsetting neighbours by showing them your camera angles or using privacy filters.

If you don't comply and a complaint is lodged with the ICO they can order you to change or remove cameras or fine you if you misuse footage. In addition, neighbours can sue if cameras are too intrusive. If installation breaches your pitch agreement or park rules, the site owner may take action.

If the site owner refuses permission for your CCTV it depends on where you want to place the CCTV and what your agreement/park rules say.

Key points

In considering your pitch vs. site owner's land, your pitch agreement usually covers the home and the defined pitch area (garden/driveway). The land itself remains the site owner's property. You have exclusive occupation rights for your pitch, but not for communal areas.

Most agreements (and site rules) say you must not make alterations or additions (e.g. fences, outbuildings, fixtures on external walls) without the site owner's consent. CCTV mounted on

your home might count as an “external alteration”, so the site owner could argue you need their permission.

If they refuse consent, they can enforce park rules and could require you to remove cameras installed without permission. However, if you keep cameras within your pitch, unobtrusive, and only monitoring your own property, it’s harder for them to justify refusal unless rules explicitly ban CCTV.

You have a right to quiet enjoyment of your home. If CCTV is genuinely needed for security (e.g. past incidents of crime or nuisance), you could argue it’s reasonable to protect your property. If a dispute arises, you can apply to the First-tier Tribunal (Property Chamber) to determine whether the site owner’s refusal is reasonable.

If your cameras capture communal areas or neighbours’ land, then you must comply with ICO rules (signage, retention, etc.). The site owner might rely on this as a reason to object.

If the site owner refuses

- Check your written statement & park rules to see what they actually say about fixtures/security devices.
- Put your case in writing: explain why you want CCTV (e.g. security, past thefts, anti-social behaviour), and show you’ll comply with ICO guidance (limited angles, no intrusion).
- Offer a compromise, agree to privacy masking, signage, or temporary installation.
- Mediation or Tribunal: if the refusal feels unreasonable, you can take it to the Tribunal for a ruling.

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