Independent Park Home Advisory Service (2021) Ltd

Guidance – Electricity Supply to a Park Home

In the UK, the standard electricity supply to a residential park home is normally the same as for a bricks-and-mortar property, but delivered through the park's own distribution system:

- Voltage: 230 volts (single-phase), 50Hz – which is the standard domestic supply.
- Capacity: Most park homes are supplied on a single-phase 60–100 amp supply, which is generally sufficient for normal household appliances, heating, and EV charging (though a full 7kW charger might sometimes require an upgrade).
- Distribution: The site owner usually receives a bulk supply from the Distribution Network Operator (DNO), then distributes it to individual homes via an underground network.
- Metering & charges: Each home should normally have its own meter. Charges for resale of electricity must comply with Ofgem's Maximum Resale Price rules, meaning residents cannot be charged more per unit than the site owner pays the supplier.
- Safety & standards: The electrical infrastructure must comply with the Electricity Safety, Quality and Continuity Regulations (ESQCR) and the Institute of Engineering and Technology (IET) Wiring Regulations (BS 7671).

In some older parks, supplies may be lower (e.g. 30–40 amps per home), which can limit use of high-load appliances. In those cases, an upgrade from the DNO or site owner may be required.

The minimum standard the park owner is legally required to provide in terms of supply capacity to each home looks like this in law and guidance for park home sites in the UK:

1. Legal Framework

- The Mobile Homes Act 1983 and Model Standards 2008 for Caravan Sites in England (issued under the Caravan Sites and Control of Development Act 1960) set out site licence conditions.
- These standards say each home must be provided with an electricity supply of adequate capacity for the normal needs of the household.

2. Model Standards 2008 – Key Point

The relevant section on electrical supply states:

- Each park home pitch must be provided with an electricity supply sufficient to meet the reasonable needs of the home.
- The installation must comply with current IET Wiring Regulations (BS 7671).
- The site owner is responsible for the infrastructure up to the home's meter or consumer unit.

3. Practical Minimum Expectation

- Today, that generally means a single-phase 230V supply with a minimum 60A capacity per home.
- Many new homes are given 80–100A supplies, especially where residents may use electric heating, air conditioning, or EV charging.

- If the park provides only 30–40A (common in older sites), this may not meet current standards for a modern home.

4. Resale Rules

If the park owner resells electricity to residents, they:

- Must charge no more than they pay their supplier (Ofgem “Maximum Resale Price” rule).
- Must provide clear meter readings/bills if requested.
- Any administrative charge must be an explicit, written term in your park home pitch agreement. The administrative fee must be a "reasonable" amount for the specific service (e.g., reading meters, invoicing) and not a way to make extra profit. This fee can sometimes be subject to 20% vat.

A park home should legally have a safe, BS 7671-compliant electricity supply of adequate capacity, which in practice today means at least 60A single-phase per home. Anything less may be challenged as inadequate under the Model Standards or via the local authority (who enforce site licences).

5. Under Capacity Supply

If the electricity supply to your park home is under capacity (for example, you keep tripping the main fuse, can’t run heating and kitchen appliances at the same time, or the amperage is below what a modern home reasonably needs), you do have options.

Here’s the step-by-step action you can take in the UK:

1. Check the facts

- Find out what size supply (amp rating) you have – usually printed on the main fuse or noted by an electrician.
- Compare this against what’s typical today (60–100A single-phase).
- Get a written report from a qualified electrician confirming the capacity and whether it’s inadequate for normal domestic needs.

2. Raise it with the site owner

- The site owner is responsible for the infrastructure up to your meter/consumer unit.
- Write formally, citing the Mobile Homes Act 1983 and the Model Standards 2008, which require that *“the site owner shall provide a supply of electricity of adequate capacity to each caravan standing.”*
- Ask them to arrange an upgrade or to confirm their plan to bring the supply up to standard.

If not satisfied…

3. Contact the Local Authority

- The local council is the site licensing authority.
- They have powers to enforce compliance with the Model Standards and can require the site owner to ensure each pitch has an adequate supply.
- Submit your electrician’s report and your correspondence with the site owner to back your case.

4. Legal / Tribunal route (if necessary)

- If the issue isn't resolved, you may apply to the First-tier Tribunal (Property Chamber – Residential Property) for a determination.
- Grounds: failure to provide services required under the pitch agreement and site licence.
- If the inadequate supply affects your enjoyment of the home (e.g. heating, cooking, hot water), it could also amount to a breach of the site owner's duty of care.

5. Other escalation options

- Health & Safety Executive (HSE) can become involved if there are electrical safety risks.
- Trading Standards could be relevant if electricity is being resold unfairly (e.g. you're charged as if you had a full capacity supply).
- Ombudsman / mediation – some councils encourage mediation before legal steps.

In summary, you should (1) get evidence of the low capacity, (2) ask the site owner to fix it in writing, (3) involve the council if they refuse, and (4) escalate to a Tribunal if necessary.

Correct October 2025