



DURDLE DOOR

... HOLIDAY PARK ...

LETTING SERVICE 2025



Introduction

Unlock the potential of your holiday home by renting it out to paying guests, and effortlessly offset some of your annual running costs. Subletting through Durdle Door Holiday Park means you can relax while our dedicated team takes care of everything, from bookings to guest management.

Rest assured that your property is in expert hands, maximizing every rental opportunity with our seamless online booking system and flexible check-in days.

At the end of the season, you'll receive a detailed summary of your sublet income. Choose to have your earnings conveniently deposited into your bank account or credited to your owner account for future invoices. Let us handle the details while you reap the rewards!



How it works

You can choose the dates you wish to let your holiday home between 1st March 2025 and 2nd January 2026, with a minimum of 8 weeks per season.

When you sign up, we'll visit your holiday home to ensure it's fully equipped and ready to go. This includes checking for the correct inventory, valid safety tests, and any work needed to meet our standards.

To ensure your holiday home is suitable for letting with us, it needs to be clean, well-maintained, and visually appealing both inside and out. If your property needs a bit of TLC, our team is here to help. If any work is required, we'll inform you and seek your authorization to proceed.

We take care of everything for you and your guests. From advertising your holiday home and handling guest payments to managing arrivals, customer queries, and cleaning, we've got it all covered. You can sit back and relax, knowing your guests are in good hands.

We also look after you and your holiday home. Our on-park team understands how much your property means to you. We handle post-holiday cleans and ensure your holiday home is always in top condition.

Plus, you'll earn extra income! At the end of the season, we'll apply your earnings to your owner account, helping to offset your running costs and site fees. Enjoy the benefits without the hassle!

New for 2025

For the 2025 season, we're excited to introduce a few changes to our subletting agreement to enhance your experience and maximize booking opportunities.

One of the key updates is our new grading system, designed to cater to a wider variety of holiday homes and boost positive customer feedback.

As in previous years, your holiday home will undergo a pre-letting inspection to address any maintenance, housekeeping, or inventory issues before it is marketed. Our team will ensure your holiday home is graded accurately on pre-letting inspection.

2024 saw an increase in demand for shorter breaks. Our minimum stay for all sub-let accommodation for 2025 will be 2 nights.

If you are aware of any issues that might prevent you from letting your property, please feel free to raise a job with our team in advance to ensure your holiday home is ready for marketing as soon as possible.

Our new grading system offers several benefits to enhance your subletting experience:

- **Maximized Booking Opportunities:** By categorizing holiday homes into different grades, we can attract a wider range of guests with varying preferences and budgets, increasing the likelihood of bookings.
- **Positive Customer Feedback:** Clear grading helps set guest expectations, leading to more satisfied customers and better reviews, which can further boost your holiday home's appeal.
- **Tailored Marketing:** With distinct categories, we can create more targeted marketing strategies, ensuring your holiday home reaches the right audience.

Grade Attributes

Your holiday home will be assigned a grade based on its size, features, and attributes, according to the grid below. Please note that your holiday home must meet all the specified attributes to be classified within a particular grade.

FEATURES	VALUE	CLASSIC	PREMIUM
Decking			Minimum 72 sq ft
Minimum Length		32ft	38ft
Min. number of toilets	1	1	2
Min number of Showers/Baths	1	1	2
Central Heating	✓	✓	✓
Double Glazing	✓	✓	✓
Full Size Fridge Freezer		✓	✓
Max Age 7 years old		✓	✓
Minimum Width 12 ft		✓	✓
40" Smart TV			✓
Patio Doors			✓
Full Backed Dining Chairs			✓
Freestanding living room seating			✓
Hard standing parking			✓
Dishwasher			✓
Hair Dryer			✓

Within each grade we have a mixture of 2 and 3 bedroom holiday homes, both pet friendly and pet free.

In addition to the above, your property could qualify for a higher pricing category if it features either of the following:

- Full sea view
- Partial sea view
- Decking over 72 sq ft



Other requirements

Please be aware that all grades must have a minimum of a 8ft by 4ft decking walkway with steps and gate for accessing the holiday home.

Before letting your holiday home, it's crucial to ensure that all gas and electrical appliances are safe and functioning correctly. This not only protects your guests but also gives you peace of mind. The following safety checks are required:

- Gas Safety Test: An annual gas safety certificate is necessary to ensure the safety of your gas appliances, gas supply, and proper ventilation.
- Electrical Safety Certificate: A valid certificate issued by an NIC/EIC, ECA, or NAPIT registered electrician is required every three years.
- Portable Appliance Test (PAT): This certificate is needed annually for all electrical appliances.

Annual Safety Test Price List

Gas Safety Certificate	FOC
Fixed Electrical Test (EICR)	£168
PAT test	£7.20 per item

Please be aware that these safety checks must be valid for the entire letting period. If any of these certificates expire during your letting period, we will arrange the necessary tests on your behalf and bill the costs to your account, unless you advise us otherwise.

All of these services can be conveniently arranged through our Customer Care Team.

Other costs per booking

Commission	22% + VAT
Cleaning Fee	£80
Linen Cost 2 bedroom	£28
Linen Cost 3 bedroom	£42

For Premium Holiday Homes only, the following will be charged additionally in respect of each booking:

- £16 including VAT for the provision of 2 bathmats and 2 hand towels
- £20 including VAT for a 2-bedroom Holiday Home or £30 including VAT for a 3-bedroom Holiday Home for the provision of bath towels.

Your Holiday Home Inventory

To ensure your holiday home is fully equipped, it must include everything listed in our standard inventory:

Kitchen:

- Saucepans (small/medium/large) including lids
- Frying Pan
- Baking Tray x 2
- Oven Roasting Dish
- Grill pan & handle
- Mixing Bowl
- Colander
- Chopping Board
- Grater
- Glass Measuring Jug
- Microwave
- Kettle
- Toaster
- Pizza Cutter (NEW)
- Tablespoons x 2
- Scissors
- Bread Knife
- Kitchen Knives x 2
- Corkscrew Bottle Opener
- Potato Masher
- Spatula
- Serving Spoon
- Slotted spoon
- Wooden spoon
- Tin opener
- Whisk
- Casserole dish
- Washing up bowl

Cutlery, crockery & glassware (6 of each):

- Forks
- Knives
- Dessert spoons
- Tea spoons
- Dinner plates
- Mugs
- Tumblers
- Wine glasses
- Side Plates
- Bowls

Bedrooms:

- Beds with mattresses
- Bedside tables
- Wardrobes or storage
- Mirror
- Duvet per bed (10.5 tog min)
- Mattress Protector
- Pillows & Pillow Protectors
 - (4 per double, 1 per single)
- Smoke alarm per bedroom (NEW)
- Coat hangers x 6 per bedroom

General:

- TV with Freeview or Freesat - min 32"
- Outdoor furniture or picnic bench
- Instructions booklets for all appliances
- Dust pan & Brush
- Door Mat
- Fridge Freezer
- Smoke Alarm
- Carbon Monoxide Detector
- Fire Extinguisher with valid annual service

Bathrooms:

- Toilet Roll Holder
- Toilet Brush
- Mirror

Terms & Conditions

Weld 1994 Settlement provides an agency service to holiday home owners whereby holiday accommodation can be let to Durdle Door Holiday Park holidaymakers in return for a commission. Please read these terms and conditions carefully as, together with your application to join the Letting Service, your letting confirmation and the Park Rules, they make up your agreement with us.

1. Signing up to Durdle Door Holiday Park Letting Service

1.1 By applying to join the Letting Service, you agree that if your application is successful, that your holiday home will be let for the dates specified by you for the 2025 season.

1.2 You agree to let your holiday home to holidaymakers through Durdle Door Holiday Park as per the terms of this agreement and our letting confirmation letter.

2. Our Obligations

Durdle Door Holiday Park will provide the following services:

2.1 Key Handling

2.2 Cleaning

2.3 Marketing

2.4 Guest Communications

3. Your obligations

You must ensure that:

3.1 Your holiday home is vacant by 10am on the first day of any letting break. You will be able to access your holiday home from 4pm on the day of your Owner Booked Break.

3.2 Your current year site fees have been paid in full before letting commences and that you have no other outstanding bills.

3.3 You comply with any relevant Park Rules (copies of which are available on request).

3.4 Your holiday home is fully equipped for the number of people it will sleep; it is of the correct specification for the letting grade and that the inventory items conform to the standard inventory list.

3.5 Your holiday home is adequately insured against all loss, injury or damage, and third-party liability.

3.6 Your holiday home has all necessary gas and electrical safety certificates (including any required Portable Appliance Test certificates), a fully functional dry powder fire extinguisher, a smoke alarm and two fully functional carbon monoxide detectors.

3.7 Soft furnishings in your holiday home (e.g., mattresses, cushions, covers) comply with the Furniture and Furnishings Fire Safety Regulations 1988.

3.8 Your holiday home has a TV licence.

3.9 Personal items are removed from your holiday home prior to each letting period. If personal items are left in your holiday home, it may mean your holiday home cannot be let out meaning a loss of letting income. We may remove any items prior to the arrival of a guest, and we cannot be held responsible for looking after these items. If we remove items, we will invoice you for the time and storage as such.

3.10 Your holiday home must be clean, well-maintained and of a smart appearance inside and out by 10am on the first day of any letting period. If your holiday home requires any additional cleaning to that of a standard clean, such as an external clean or upholstery clean, this will be charged to your account.

3.11 Three labelled sets of keys to your holiday home are provided.

3.12 Any decking with a lockable gate is left unlocked during letting periods.

3.13 All areas of the holiday home are available for use, i.e. there are no locked cupboards or inaccessible areas.

3.14 You must let us know if you have a dog/pet that stays in your holiday home. If you have a dog/pet that stays in your holiday home, your holiday home will be graded as pet/dog friendly.

3.15 We do accept accredited guide dogs in all of our caravan holiday homes and in all areas of our park. This means there may be occasions where a pet/dog is allowed to stay in your holiday home, even if it is not graded as dog/pet friendly.

3.2 To let exclusively through our letting service for the 2025 letting season, unless agree otherwise.

4. Gas and electricity

You are responsible for the cost of gas and electricity used during letting periods. The cost will be charged to your owner account.

5. Repairs

Weld 1994 Settlement accepts no liability for any damage or injury caused to persons or their property in connection with any letting following this Agreement.

5.1 If a holidaymaker damages your holiday home or there is a repair that needs to be made during the letting break, we will automatically carry out the work up to the cost of £100, any work above this we will contact you to make you aware of the cost. The cost will be charged to your owner account.

5.2 We will endeavour to match replacements in colour/ pattern where possible, however this is not always possible due to what is available with holiday home manufacturers. If it is not possible, we will contact you to discuss options.

If items are part of a set i.e., lamp shades, chairs etc. then we will replace the whole set if we cannot get a reasonable match. All replacement kitchen items, bedding, electrical items, decking, decking furniture (if required for the grade) will be replaced with our standard items. Please note that if the repair requires parts from the caravan manufacturer, the time to resolve will be discussed with you, but this may mean that your holiday home is unable to be let for a period. In this scenario, you should consult your insurance policy regarding any loss of letting income.

6. Wear and tear

You are responsible for the cost of repairing or replacing items due to wear and tear.

7. Letting periods

7.1 We reserve the right to refuse the letting application for any holiday home.

7.2 Should you wish to remove your holiday home from the letting service during the letting season, we will discuss the possibility with you. This will be subject to us being able to accommodate any bookings made prior to this request in suitable alternative accommodation.

7.3 Should you wish to request additional dates for your own use, you can do this via your Owners portal. Please be aware that these will be subject to availability.

7.4 When changing from “owner’s use” to a let, our housekeeping team will clean your Holiday Home after “owners use”, and the cost of the clean will be deducted from your letting income at the end of the letting season.

8. Payment of letting income

8.1 All income from bookings will be held on our account. At the end of the 2025 letting season, you will receive a breakdown of your letting income and the costs associated with these bookings.

8.2 We will transfer your letting income earned to your owner account in January 2026, once all letting accounts have been finalised.

If you terminate your licence agreement during the 2025 season, any letting income owed to you will be paid into your nominated bank account along with any other monies owed to you.

8.3 Income from bookings is subject to change up until all letting accounts have been finalised. In the event of a booking being cancelled, being moved to another accommodation or being refunded due to a complaint, you will not be entitled to any income associated with this booking.

9. Termination

9.1 We may terminate this agreement at any time if you fail to comply with it, or breach any of its terms (including the payment of site fees).

9.2 In the event that you part-exchange your holiday home and you wish to let the holiday home you have part-exchanged into, we will work with you to ensure the dates are transferred over to your new holiday home. Please note that your participation in the Letting Service will also terminate upon the event of the sale of your holiday home.

