



THE HIGHLAND COUNCIL
BUILDING STANDARDS

Professional Policy Note

The Highland Council Building Standards Professional Policy Notes are produced to inform and create uniformity and consistency of interpretation throughout the Highland Council area, thus promoting good practice and customer care for the benefit of our Stakeholders. Please note that this guidance note is based upon information available at the time of issue, and may be subject to change.

BST – 018

Caravans and Mobile Homes

General

Caravans and mobile homes are considered as exempted from the building regulations through Regulation 3* (schedule 1, type 12).

In this context caravans and mobile homes are defined as;-

A caravan or mobile home within the meaning of the Caravan Sites and Control of Development Act 1960, or a tent, van or shed within the meaning of section 73 of the Public Health (Scotland) Act 1897.

While the above Acts have been amended, schedule 1 to Regulation 3* does not make it explicit whether these amendments are included within the definition.

Wastewater disposal systems serving such buildings are not exempted.

Policy

Many types of buildings can meet the definition of a caravan or mobile home. This is not limited to a traditional view of a wheeled caravan or mobile home.

If a building meets the following criteria, then it can be considered as exempted from the building regulations by virtue of Regulation 3* ;-

1. designed for human habitation i.e. having an area for rest and the ability to wash and cook
2. once the unit is constructed it should be capable of being moved from one place to another by being towed, or by being transported on a motor vehicle or trailer in one section
3. should only be fixed to its base by means of accessible bolts, clamps or other detachable fixings
4. maximum length of 20.00m (65.6ft) (measured externally wall to wall)
5. maximum width of 6.80m (22.3ft) (measured externally wall to wall)
6. maximum height measured internally from the floor at the lowest level to the ceiling at the highest level of 3.05m (10ft)

*Regulation 3 of the Building (Scotland) Regulations 2004

Revised and approved 25th June 2019

IP