

Let Coastfields Owner Sub-Let Scheme



Unlock your
holiday homes
earning
potential!



**Earn an income from your holiday home the easy way
with our EXCLUSIVE sub-let scheme!**

Speak to our Sub-Let Coordinator on 01754 872592 (Option 1)
Or email Letcoastfields@coastfields.co.uk

Welcome to Let Coastfields

Exclusive to Coastfields Holiday Home Owners

Our Let Coastfields brochure tells you all you need to know about the Let Coastfields Sub-Let Scheme, and how to make the most out of sub-letting your holiday home!



**Let
Coastfields**

The **flexible** way
to earn an
income!

As a Coastfields holiday home owner, you may have the opportunity to let your holiday home with us when you are not using it, allowing you to offset some of the running costs with the income you receive.

The Let Coastfields Owners Sub-Let Scheme takes all of the hard work out of letting your holiday home, but still allows you to stay in control of when, and how often you want us to offer your holiday home for let.

***The Let Coastfields minimum contract terms**

We ask that you commit to let your holiday home for a minimum of 10 weeks each year, and 5 of those weeks to be during peak/high season.

Let Coastfields is flexible, with no hidden charges.

We simply pay you 70% of the holiday tariff every time we let out your holiday home.



***Let Coastfields** cannot guarantee the amount of income generated. The holiday tariff is the amount paid to us by the holiday guest staying in your holiday home, excluding extras such as fishing permits, cots and highchairs, if we have provided these items. (such items are retained by us but available to guests at the time of booking)*



Caravan & Lodge holidays are in **high** demand during the school holidays!

Relax... Earn and let us do the hard work!

Letting your holiday home should be simple, rewarding, and completely stress-free. That's where we come in.

With our Let Coastfields Sub-Let Scheme, you can enjoy all the benefits of letting without any of the hassle. Just let us know when your holiday home is available, and we'll take care of the rest.

From handling bookings to providing fresh bed linen, we ensure every guest enjoys a smooth, seamless holiday experience from start to finish.

We actively promote your holiday home using all of our marketing resources including email campaigns, website, Meta media, and Google Ads. You even get full exposure and support from Hoseasons and our other external holiday booking platforms too.

Behind the scenes, our professional cleaning teams maintain the highest standards, while our maintenance and repair team handles most issues quickly and efficiently—minimising disruption for both you and your guests. We also carry out regular property checks and will always keep you informed if anything needs attention.

Coastfields sell over 30,000 holidays each year and see significant growth and demand for self-catering holidays year after year so there's never been a better time to join the Let Coastfields Sub-Let Scheme.

Please note: The level of income generated through our Let Coastfields scheme is not guaranteed. The more dates you make your holiday home available to let, the higher your income potential will be.

Let Coastfields

Owner Sub-Let Scheme

What do we do for you?



Available Dates & Occupancy

Aim to let your holiday home on all of the dates you provide to us.



Bookings & Confirmation

Send booking confirmation and pre-arrival information for your guests.



Guest Services

For check-in and check-out at reception, park information and assistance for the duration of your guests stay.



Clean Linen & Extra Requests

Provide clean linen for your holiday guests, and deal with changeovers and any additional requests.



Departure Days

Clean your holiday home after every Let Coastfields stay and replace any gas bottles or inventory as needed.



Payments & Deposits

Deal with all payments, deposits, and refunds for your guests.



We support you
and your guests
Every step of the
holiday!



Let Coastfields

Owner Sub-Let Scheme



Your earning potential unlocked!

We want you to earn as much as possible from the Let Coastfields Sub-Let Scheme.

To help you maximise your earning potential, our Sub-Let Coordinator will arrange a convenient time to appraise and grade your holiday home for you.



Your earning potential depends on the following

The age and size of your holiday home

The facilities in your holiday home

How many weeks you let out your holiday home

The dates you let out your holiday home

What are owners responsible for

Once your appraisal is complete, we'll let you know if there's anything that needs doing for your holiday home to be accepted into the Let Coastfields Sub-Let Scheme and to meet our grading standards.

You'll earn income from the bookings we arrange for you, while still enjoying your holiday home when you choose. As the owner, you'll just need to cover the day-to-day running costs, such as gas and electricity, along with any breakages or replacements if they arise.



Let Coastfields

Owner Sub-Let Scheme

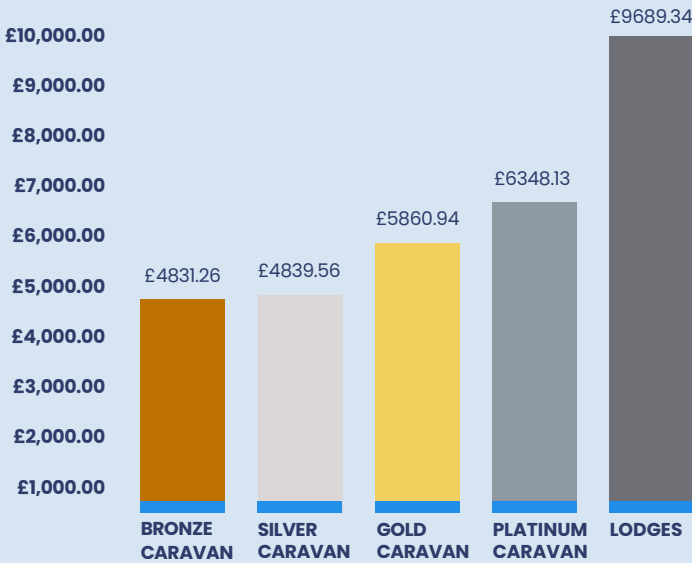


10 Week Average Owner Income Data 2025

The average income data below shows the actual revenue received through the Let Coastfields Sub-Let Scheme during the 2025 holiday season.

For the purpose of this chart, the figures are based on the minimum contract term of 10 weeks, with 5 of those weeks allocated to peak season.

Average gross income received for On Peak / Off Peak times combined



Average Let Coastfields Income over 10 Weeks - By Grade

Remember the amount you earn depends on the number of weeks you choose to allocate to the Let Coastfields Scheme.

To meet the minimum requirements, we ask that you allocate 10 weeks during On Peak / Off Peak times, with a minimum of 5 of those weeks allocated to On Peak season.

The number of Coastfields holiday home owners using the Let Coastfields Sub-Let Scheme varies by grade, and by park

Let Coastfields

Owner Sub-Let Scheme

We have some exciting updates to the sub-let payment schedule to share with you!

Following feedback from owners, we are pleased to introduce a revised sub-let payment structure which provides more regular payments throughout the year, rather than a single annual remittance.

NEW

Sub-Let Payment Schedule

Sub-let income will now be paid in three stages during the year. This change means that owners will receive income at more frequent intervals throughout the holiday season.

Payment 1.

January to April Lettings

Paid at the end of **May**

Payment 2.

May to August Lettings

Paid at the end of **September**

Payment 3.

September to November Lettings

Paid at the end of **January**



September Remittance

As in previous years, the September remittance will automatically include deductions for the following year's site fees and any related charges.



Utilities Charges

Utility charges will continue to be invoiced in the usual way, with statements issued twice yearly in **June** and **November**.

Retention Policy

To help cover any outstanding charges, damages, or end of season adjustments, we will retain a set amount from each remittance which will be allocated towards utilities, site fees, and maintenance costs.

We will retain **50%** of each remittance, up to a maximum retention amount of **£1,500**.

Examples

If your balance due is **£2,000**:



- **£1,000** will be paid to you
- **£1,000** will be retained

If your balance due is **£8,000**:



- **£6,500** will be paid to you
- **£1,500** will be retained (maximum retention reached)

Any retained balance remaining after the final account reconciliation will be paid in line with the scheme terms.



Hot Tub Cleaning Charges

We are pleased to offer a reduced hot tub cleaning rate for sub-let owners.

Sub-let Owner Rate:

£50 per clean

Standard Owner Rate:

£75 per clean

Our reduced rate is part of our commitment to support owners taking part in the **Let Coastfields Sub-let Scheme**.



The **Safety** and comfort of our guests is always our top priority.

All safety and compliance testing should be done by qualified contractors.

Your park reception team will be happy to arrange this for you.

What we need from you

Three (3) sets of keys.

(Required at least four weeks before first let).

Removal of **all** personal items.

The correct holiday home inventory.

(As listed in the Let Coastfields sign-up forms).

An initial deep clean of your holiday home before your first let if necessary.

(We will clean your holiday home after every Let Coastfields booking - Cost of **Deep Clean** if required **£150**).

A valid TV License.

Electrical Compliance Certificate.

Annual Gas Test Certificate.

Your holiday home must have park approved 'direct to van' wi-fi installed.

This must be operational and free to use by the end user.

For further details please speak to our Let Coastfields team.

A copy of your insurance certificate.

With £5m Third Party Liability cover for the duration of the letting period.

Confirmation that all electrical appliances have had a Pat Test.

(Portable Compliance Test).

A working fire extinguisher, smoke detector, and carbon monoxide detector.

(Must be within expiration date, and tested annually).

A connecting gas hose (and gas pig tails).

(Must be within its expiration date, and tested every 5 years).

All shower heads in your holiday home should be sterilised.

(This must be done at least annually).



Insuring your Holiday Home

At Coastfields, we always do our best to look after our valued owners and their holiday homes.

Under the terms of your Pitch License Agreement, all Owners are required to have third party liability insurance for their holiday home to the value of £5million.

Insurance should not only be seen as complying with the agreement, but it also provides you with the peace of mind that you can enjoy your holiday home safely.

With safety as our priority, it is a condition of the Let Coastfields Sub-Let Scheme that your holiday home is insured with adequate cover.

It is a good idea to check that your current insurance provider covers for loss or damage by a hirer, while others are using your holiday home. If you insure your holiday home through the insurance scheme offered by Coastfields Leisure Ltd, we are able to provide you with this cover as part of your policy.

If your holiday home becomes uninsured, or you cannot provide evidence of your valid insurance certificate, we will move bookings from your holiday home and remove it from the Let Coastfields Sub-let Scheme.

The insurance scheme offered by Coastfields Leisure Ltd includes cover for loss or damage caused deliberately by a hirer, subject to an excess of £350 per claim.

The scheme also provides cover for accidental damage, subject to a £50 excess. Plus cover for both damage and theft whilst your unit is let out.

You can obtain a copy of the policy document for the insurance scheme, which provides full details of the cover, from your Let Coastfields Coordinator.

You can of course, make arrangements for your own insurance if you wish, as long as it meets the minimum cover required under your pitch license agreement. Full details of your insurance cover can be found in the schedule of insurance.

If you are already insured through our recommended broker, we can provide a copy of your cover upon request.

Coastfields Leisure Limited is an Appointed Representative of Arthur J. Gallagher Insurance Brokers Limited, which is authorised and regulated by the Financial Conduct Authority (Firm Reference Number: 311786).

Registered Office:
Spectrum Building, 7th Floor, 55 Blythwood Street, Glasgow G2 7AT.
Registered in Scotland.
Company Number SC108909.

Let Coastfields

Owner Sub-Let Scheme



Take a look at our
Park Approved
Suppliers



Helping you
get started.

Products & Services



Wi-Fi Installation

Wi-Fi installation is simple & easy. All you need to do is contact LPIS, choose your Wi-Fi package from just **£19.90** per month, and they will do the rest.

Call LPIS on 01423 295001

Email Sales@LPIS-UK.com



WWW.LPIS.COM

Scan the QR Code to visit the LPIS website.



Inventory Packs from £450

Price plus VAT - Speak to our Sub-Let Coordinator for more details.

Let Coastfields Inventory Packs

To meet the requirements of the Let Coastfields Scheme, and to ensure consistency throughout the Coastfields Letting Fleet, the inventory of your holiday home should meet the criteria set out in the T&C's.

To make this easier for you, we offer a variety of inventory pack options, which perfectly meet the Let Coastfields park approved standard.



Gallagher Insurance

You can contact us on 01754 872592 for more information.

We fully understand that some people find insurance confusing.

Making sure you have the right cover is vital for your own safety, and that of your valuable assets, and your guests alike.

That's why we recommend Gallagher Insurance Brokers.

Let Coastfields

Owner Sub-Let Scheme

What happens next?



Peak Week dates can be found in the Let Coastfields Agreement Form.

Simply follow our step by step guide to the Let Coastfields Owner Sub-Let scheme

Step 1

Decide when you want to let out your holiday home and complete the Let Coastfields Agreement Form.

Step 2

Complete the Owners Holiday Home Sign-Up Form so our Let Coastfields Coordinator can grade your holiday home, and show you your earning potential.

Step 3

Return your completed forms to us by

Email: letcoastfields@coasfields.co.uk

Or by Post: Please address to

Let Coastfields
North Shore Holiday Park,
Elmhirst Avenue, Skegness, PE25 1SL

Step 4

Subject to final checks* We will grade your holiday home, upload your chosen dates to our booking system and website, and simply start selling your holidays for you!

As with all great incentives, terms and conditions do apply.

For you, our valued Coastfields Holiday Home Owner, and for Coastfields Leisure Ltd too.

The full terms and conditions for the Let Coastfields Sub-Let Scheme are available to download from our website. These can be saved to your device, and printed for your records.

Scan the QR Code to visit our dedicated Let Coastfields page on our website.



www.coastfields.co.uk/let-coastfields-sub-letting-scheme

Please read the T&C's carefully, if you have any questions, our Sub-Let Coordinator is on hand to help you and offer any advice that you need.

You can contact our Sub-Let Coordinator by calling

01754 872592, or by email to Letcoastfields@coastfields.co.uk

Let Coastfields

Owner Sub-Let Scheme

Getting you started

You can use our checklist to help you get started

Complete & sign the Payment Information Request Form

Complete the Owners' Holiday Home Sign-Up Form

Complete & sign the Let Coastfields Agreement Form

Check your insurance certificate is valid for the time you are participating in Let Coastfields

Read and understand the terms and conditions and let us know if you have any questions

If you have any questions or need help completing your forms, our Sub-Let Coordinator is on hand to help you every step of the way.

Please feel free to get in touch

Phone

01754 872592 (Option 1)

Email

Letcoastfields@coastfields.co.uk

Visit our website

Coastfields.co.uk

