

# Swanage Bay *View*

**December 2025**



# LATEST NEWS

## A great year for Swanage Bay View!

Wow – can you believe we’re already wrapping up another whirlwind of a year? Time really does fly when you’re having fun (and hosting fabulous owner events!). A huge thank you to everyone who joined us throughout the season, especially at the end-of-season party. The turnout was fantastic, the outfits were spectacular, and yes... there may have been a little line dancing involved.

A special shoutout to Eliana, who absolutely outdid herself with the decorations – we’re pretty sure she may secretly be part-time fairy godmother. Now, time to dust off those thinking caps and start plotting next year’s theme!

As Christmas approaches, we hope you’ve all sorted the winterisation of your holiday homes. If you haven’t booked in with us already, the deadline has tip-toed past – but no stress! You can still arrange this with a park-approved contractor.

One of the year’s biggest highlights has been the incredible work from our grounds team. They’ve been trimming, tidying, pruning, and perfecting every corner of the park. Many of you have shared wonderful feedback (thank you!), and we’ve passed it straight on to the team. Your appreciation truly means the world to them.

Here’s to a cosy Christmas, a well-deserved rest, and an exciting year ahead!

## Updates

There have been a few changes to the team here at Swanage Bay View this year – a little reshuffling, a few fond farewells, and some shiny new hellos!

We waved goodbye to Penny and Kathy (we miss them already!), and rolled out the welcome mat for our brand-new General Manager, Lee Grey. Make sure to say hi when you spot him around the park!

On the home front, Diane has heroically stepped up as our new Operations Manager, and Gemma, formerly our Accommodation Leader, is now rocking the role of Guest Services Manager.

Over in Sales, we’ve added two brilliant new faces: Clair Moore and Ana-Maria Cornea (Ami). Swing by the sales office and give them a warm Swanage welcome – they’d love to meet you.

And finally, we’re sending all our best wishes (and a whole lot of baby cuddles in advance) to Nicky from Guest Services as she heads off on maternity leave. We can’t wait to meet the little one in the new year!

# THE IMPORTANT BITS

## A few rule reminders

And now for a few handy reminders to help keep everything running smoothly here at the park – not the most glamorous bit, but definitely important (we promise to keep it painless!).

### Safety First!

You should have all received an email about the new safety requirement for owners who rent out their holiday homes – whether that's through our sublet scheme or privately. Interlinked smoke detectors are now a must-have. We'll be checking all rental homes before reopening in March to make sure everything's properly in place.

### No Car Charging from Holiday Homes

A friendly heads-up: electric cars must not be charged from holiday homes. Our park's infrastructure simply isn't built for that kind of power demand. If we spot a car being charged, we'll need to get in touch.

### Certificates & Paperwork

Please make sure we have your up-to-date Insurance, Gas Safety, and Electrical Safety certificates so we can keep your account accurate and compliant. Just a note – without valid gas and electrical certificates, your insurance could be affected (and no one wants that surprise!).

### Pitch Improvements

Thinking about making changes to your pitch? Great! Just remember: you'll need to complete a Pitch Improvement Form before starting anything. You can pick one up from Guest Services.

### Keep us in the loop!

If you've recently changed your home address, phone number, or email, please let us know. We'd hate for you to miss out on important updates, news, and events.

### Park Closure Dates

The park will close from 15 January 2026 until 1 March 2026. You're still welcome to visit your holiday home between 10am and 4pm, but please remember to sign in and out at Reception.

Thanks for helping keep our park safe, tidy, and well-informed – we appreciate you!



# THE IMPORTANT BITS

## Understanding changes to Fire Safety Legislation

The UK fire safety legislation has recently been updated to improve protection in small, paying-guest accommodation, such as caravans, lodges, and holiday homes. These updates ensure that all holiday accommodations meet a consistent, practical safety standard, helping protect guests and staff from fire risk.

The changes reflect guidance set out in The Guide to Making Your Small Paying-Guest Accommodation Safe from Fire (SPGG), which now requires interlinked smoke detection across all liveable areas (except bathrooms). Interlinked alarms mean that when one alarm sounds, they all sound, giving everyone more time to escape safely.

To ensure that these requirements are realistic and achievable, several UK holiday park operators worked together to develop specific fire safety guidance tailored to single-storey caravan-style accommodation. This guidance offers a reasonably practicable solution that maintains a high level of safety while minimising unnecessary disruption and cost.

What Does This Mean for you, our Owners, and your Guests?

### 1. Newer Caravans and Lodges (From September 2024)

Manufacturers now install hardwired interlinked smoke detectors in all liveable rooms – including lounges, kitchens, and bedrooms. This ensures every area is covered by an early warning system that meets the new safety standards.

### 2. Existing Units

For caravans and lodges built before this date, an upgrade may be required to meet the interlinking requirement:

There must be at least one smoke detector in the lounge or kitchen area and one in the hallway near the bedrooms.

All alarms must be interlinked so that if one activates, all others do too.

If a heat detector is present, an additional smoke detector must still be installed unless a combined smoke/heat alarm is used.

To protect everyone's safety, all holiday homes must meet the new standards before being sublet either through Away Resorts or privately.

# THE IMPORTANT BITS

## Gas Deliveries

Just a little heads-up to keep your holidays warm and cosy: Gas delivery times will be a bit slower over the festive period – and there will be no deliveries on Christmas Day, Boxing Day, or New Year's Day. So before you dive into mince pies and merriment, please take a moment to check your gas bottles.

A top tip from us: Always keep one full bottle as your trusty backup and one in use. When your active bottle taps out and switches over to the spare, that is your cue to order a new one – not when you're staring at two empty bottles and a cold cuppa.

## Winterisation

It is essential that you actively participate in organising the draining down of your holiday home. Failing to adequately winterise your holiday home could result in burst pipes, flooding, and damage. Additionally, your insurance may be invalid in the event of freezing. We strongly recommend that you check your individual policy for winterisation requirements.

Please note, it has now passed the deadline to make use of our on park winterisation services, please ensure this is carried out by a certified contractor. If you have any issues with arranging this, please let us know.

## Third Place Social

If you have not already done so, we highly recommend joining our dedicated owners' Facebook page – Swanage Bay View owners, The Third Place Social.

Here, you will find regular updates for owners, details of owner and park events, local weather reports, up-to-date opening times, and more.




## Part Exchange

Loads of you have recently Part-Exchanged in time for the New Year and we hope you love your new Holiday Home! If you haven't quite found what you're looking for yet then pop in to see Clair and Ami in the HHS Office.




# OWNERS' EVENTS

## Owners Portal

What would you like to do today?

Other things

Have you checked out your new owner portal yet?

You spoke, we listened, your owners portal is a hub for all things owners. This is your space to pay any bills, track your account and spending as well as book any activities.

You can also access documents including information about sublet, owner events, Winterisation, and food menus.

[Click here](#)

## December

Date	Event	Venue	Time
Sat 13th	Christmas Crafts	The View Bar	1pm - 3pm
Weds 17th	Breakfast with Santa <i>Bookings now closed</i>		10am - 11:30am
Weds 31st	New Years Eve Party <i>Tickets available now</i>		7pm - late

## January

Date	Event	Venue	Time
Sat 10th	Owner Breakfast	The View Bar	10am - 11:30am

## February

Date	Event	Venue	Time
No owner exclusive events this month, look out for Resortwide events!			

## March

Date	Event	Venue	Time
Sat 7th	Welcome Back Afternoon Tea	The View Bar	1pm - 3pm
Sat 21st	Owners Breakfast		10am - 11:30pm
Sat 28th	GM Coffee & Chat		11am - 1pm

## April

Date	Event	Venue	Time
Sat 4th	Easter Egg Raffle and Coffee Morning	The View Bar	11am - 12:30pm
Sat 18th	Owners Breakfast		10am - 11:30pm
Sat 25th	GM Coffee & Chat		11am - 1pm

**Email to book**

[swanageguestservices@awayresorts.co.uk](mailto:swanageguestservices@awayresorts.co.uk)

# SUBLET 2026



## Seen our 2026 Sublet Offering?

### Peak Payment Promise

Our guaranteed fixed income scheme over the peak months. Whatever peak weeks you give us, we'll take the risk on selling them and guarantee your income for those weeks.

Whatever the cost of the holiday, we guarantee you'll get

**a minimum of £50**

on every booking

So – fancy earning some income next year?!

Download your  
sublet brochure

Download your Peak  
Payment Promise

Download your  
sublet agreement form



# OFFERS FOR YOU

## owner referral

**Your friends are worth  
more than you think...**

**up to  
£4,500**

We know that when you find a place as special as ours, you can't help but share the love. That's why we've got something awesome brewing just for you!

If you've got friends, family, or anyone you know who's been daydreaming about their own perfect holiday escape, now's the time to spread the word. When they fall head over heels and decide to make our little slice of paradise their own, you'll be in for a treat!

1st successful introduction

Normally £500 | Now £1,000 account credit for you!\*

2nd successful introduction

Normally £750 | Now £1,500 account credit for you!\*

3rd successful introduction

Normally £1,000 | Now £2,000 account credit for you!\*

Just bring your recommended friend or family member along to the Holiday Home Sales Office or ask them to call us on 01929 448 901 and quote 'I've been referred by' and your name to make an appointment, sit back, relax and we'll do the rest.

\* Some pesky terms and conditions apply (don't they always!) see <https://owners.awayresorts.co.uk/owners-portal/account/login/> for owner referral offer.