

# Caravan Storage Compound Set Up Guide

The following guide should provide a general overview as to what is required to set up a caravan storage site. Please refer to the CaSSOA Guide to Secure Storage for more detailed guidance. Costs will vary depending on the size of the site but have been provided where possible.

## Approximate annual income from 50 caravans on 1 acre of land

Average annual storage fee = £350. Annual income per 50 caravans = £17,500.

- Planning application (B8 change of use) £400+
- Boundary Protection
  - Palisade fencing £40-80/mtr
  - Welded mesh fencing £18-25/mtr
  - Mound & Ditch (with electronic beam alarm) £500+
- Intruder Alarm system £1,000+
- Security lighting £1000+
- CCTV cameras + operating equipment £1000+
- Access control / gates
  - Anti-ram bollards £500+
  - Automated/manual gate £500-£2000
  - Access control system (e.g. swipe card) £1000+
- Site development (trenches for cable, landscaping, gravel, drainage etc)
- Site markings & roadway
- Site management software £2000
- Site insurance (Public Liability & Employers Liability)
- Signage £200+
- Fire extinguishers & other fire protection £1000
- Vermin control £100+

## Annual Expenses

- Rent
- Utilities - electricity, water, gas
- Business Rates
- VAT (if applicable)
- Maintenance - Alarms, CCTV, Lighting, Fencing, Fire protection £500+
- Insurance
- Ad hoc repairs
- Advertising
- Membership fees
- Staff
- IT

This information is intended to give a general overview and should be used as a guide only. Costs will vary.