RISE | Retrofit information, support & expertise

# Park home retrofit

## Supply chain advice pack

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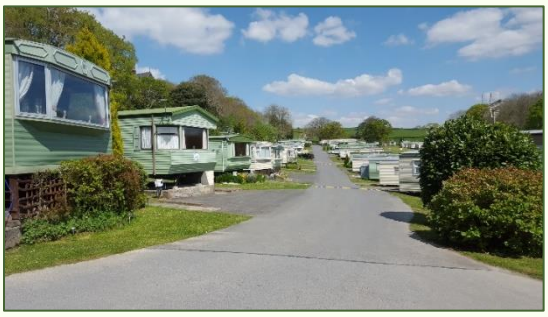
www.riseretrofit.org.uk

# Introduction

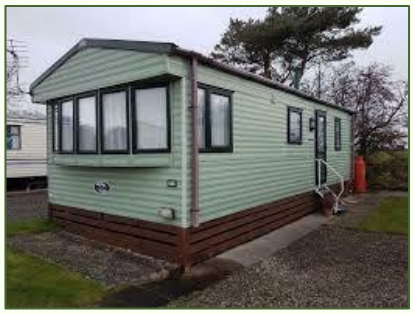
Park homes make up a small but important part of the UK's housing landscape. They are predominantly occupied by older residents, often on fixed or low incomes, and tend to suffer from poor thermal performance due to lightweight construction and limited insulation. As a result, many residents face high energy bills, cold homes and elevated health risks. Retrofitting park homes delivers substantial improvements in warmth, affordability and wellbeing — but requires a specialist approach that differs from traditional housing.

What park homes are → Who lives in them → How they're built → Why retrofit is needed → Why a specialist approach matters

# What are park homes?



Source: Pen-y-wern holiday home park



Source: parkhomes website

Residential park homes (also called mobile homes) are single-storey, prefabricated dwellings constructed to BS 3632, not traditional building regulations. The 2023 update to BS 3632 strengthened requirements for thermal performance, moisture control and ventilation. Residents normally own the home itself while renting the pitch on a privately operated site, shaping how permissions, engagement and funding must be managed.

**Typical characteristics:**

- **Structure:** Lightweight timber-framed walls with aluminium or uPVC cladding.
- **Gas connections:** Most often off-gas grid, though some sites do have main gas.
- **Heating systems:** options include electrical panel heaters, LPG boilers, electric wet central heating, and dual immersion cylinders.
- **Heat loss:** Suspended floors and exposed chassis, leading to significant heat loss.
- **Evolution:** Older models often have limited roof insulation and single-glazed windows.

# Scale and demographics (England)

**Estimated stock**[1]**:**

- 84,000 – 100,00 park homes
- 1,700 – 1,950 licensed residential parks
- ~ 159,000 residents

**Resident profile:**

- Large proportion aged 55+
- Many on fixed/low incomes
- Higher-than-average fuel poverty (especially where electric heating is used)
- Higher prevalence of long-term health conditions

Fuel poverty can be significantly higher where homes rely on expensive electric or LPG heating, and age-related health conditions make warm homes essential.

# Park home construction

Park homes differ from masonry housing in almost every respect:

- **Walls**: Timber or metal studs with minimal insulation; metal cladding may limit compatibility with some EWI systems.
- **Roofs**: Some homes have pitched roofs built over original flat roofs, removing access to roof voids and making insulation upgrades difficult.
- **Floors and chassis**: The chassis (a grid like metal base) may be in poor condition and require repair before insulation can be installed.
- **Add-ons**: Porches and extensions often block continuous insulation routes and may need removal.

These construction features contribute to rapid heat loss, condensation, mould and thermal bridging around corners, chassis lines and junctions.

# Retrofit approach: fabric first

A whole-house, fabric-first approach consistently delivers the greatest impact.

## Walls – External Wall Insulation (EWI)

- EWI is typically the most effective single measure. It wraps the home in a continuous thermal layer, reducing cold bridging and improving airtightness. However, parkhome specifics make design more complex: roof overhang

[1] House of Commons Library, Mobile (park) homes - House of Commons Library

limitations, metal cladding, addon structures and chassis edges must all be resolved early.

## Floors

- Options include rigid board insulation under the floor, spray foam applied between joists, or multifoil insulation, which is lightweight and suited to suspended floors.

## Roofs

- Upgrades depend on design:
- Cold roof loft insulation where a roof void is accessible.
- Warm roof solutions where no access exists.
- Full roof replacement may be required if tiles or over-roof structures prevent compliant detailing.

## Windows & doors

- Double/triple glazing improves comfort; window upgrades should include trickle vents to support ventilation under PAS 2035.

## Ventilation

- Ventilation must be designed, not assumed. PAS 2035 requires adequate extract ventilation in all wet rooms plus background ventilation (e.g., trickle events) in habitable spaces.
- PIV (Positive Input Ventilation) can cause mould if not part of a compliant system and should be used with caution.
- Some homes may suit single-room MVHR.

## Heating & renewables

- **Air-to-air heat pumps:** work well in insulated park homes and provide both heating and cooling; they offer high efficiency with minimal structural load.
- **Air-to-water systems:** can integrate with wet heating but require structural and space checks.
- **Solar PV:** is suitable where roof structure and DNO capacity allow.

## Why these measures work

- Park homes lose heat faster than conventional dwellings due to thin walls, low thermal mass and poor airtightness. EWI substantially increases internal surface temperatures and reduces condensation risk - but only when paired with adequate ventilation.

# Technical challenges and risks

| Topic | Descriptions |
|---|---|
| Roofline complications | EWI thickness can exceed the original roof overhang.<br>Extending rooflines on park homes is challenging because their tile systems differ from standard roof tiles; full replacement is sometimes required.<br>Updated industry practices discourage the use of outdated eaves/verge trims in favour of approved roofline closure systems. |
| Extensions & porches | Non-standard add-ons can be structurally weak and may need removal, which can concern residents.<br>Early surveys should identify these risks. |
| Cladding compatibility | Some EWI systems cannot be certified over aluminum cladding without additional works.<br>Always verify system approvals early. |
| No formal best-practice body | Unlike cavity/solid wall insulation (CIGA/SWIGA), no dedicated national body sets installation standards for park homes, increasing the importance of PAS 2035 coordination. |
| EPC evidence requirements | RdSAP requires property specific U-value calculations for all retrofitted elements.<br>Default U-values cannot be used, or EPC outputs may be inaccurate. |

# Regulatory framework & quality assurance

| Topic | Descriptions |
|---|---|
| PAS 2035 | PAS 2035 governs whole house assessment, design, and ventilation requirements.<br>It is mandatory for government funded retrofit (ECO4, GBIS, HUG2, Warm Homes). |
| PAS 2030 | Installers must be PAS 2030 certified to deliver funded measures. |
| TrustMark | All funded works require TrustMark registration.<br>Evidence (photos, designs, commissioning) must be lodged via the TrustMark Data Warehouse. |

| | |
|---|---|
| | National audits have identified widespread insulation defects across ECO4/GBIS, making evidence of quality and correct detailing critical. |
| BS 3632 (2023) | Sets construction and performance standards for new park homes, influencing retrofit considerations |

# Resident engagement

Clear, simple communication and visible examples of successful installations, on their own site, significantly increase uptake.

Some key things about park home sites and engagement:

- They may not have a gas connection and may have never worked with gas.
- Some sites may have certain rules.
- As residents normally own the park home, but not the land it is sited on, there can be concerns over pitch-fee increases.

## What works best

Secure a demonstrator home early

Provide clear visuals and colour samples

Offer consistent points of contact

Communicate programme timelines early and honestly

Provide tailored support to residents with health or mobility

RISE have lots more materials on resident engagement so for more on this topic – check out the **RISE website**

# Cost as a key barrier

Park homes typically **trade at lower values** than comparable bricks-and-mortar homes, and market snapshots show average sale prices for residential park homes **in England around £135k–£145k**[2] (The Intermediary, 2025) in 2024–2025, with regional variation. At the same time, credible whole-fabric upgrade costs - particularly EWI, commonly bundled with underfloor insulation and ventilation - often sit in the **£8k–£15k+**[3] (GO TO ECO, 2025) range before any enabling works (such as roofline extensions to maintain overhangs or remedial chassis work). These costs reflect national benchmarks for EWI rather than "light" park-home jobs and will rise with complex details or premium finishes.

This value–cost imbalance is one of the most commonly reported barriers to uptake: residents perceive they may be "over-investing" in an asset with limited capital appreciation, even when the comfort, health and bill savings are substantial.

# Funding routes

| Topic | Descriptions |
|---|---|
| WHLG (Warm Homes: Local Grant) | Began delivery in 2025, following previous local schemes such as LAD and HUG2. Provides fully funded energy-performance and low-carbon heating upgrades, targeted at low-income households (under £36,000) in EPC D-G homes. Runs until 31st March 2028. |
| ECO4 & ECO4 Flex | Supports low income and vulnerable households with insulation and heating measures. ECO4 has been formally extended to 31st December 2026 (nine-month extension) and will have no successor obligation, with future support moving in the Warm Homes Plan. |
| GBIS (Great British Insulation Scheme) | Government-funded insulation scheme offering single or dual insulation measures. Will close on 31st March 2026, with no extension planned. |

[2] The Intermediary, Park home sector sees 6.7% price growth, research reveals - The Intermediary
[3] GO TO ECO, External Wall Insulation Cost: What to expect in 2025 | GO TO ECO

# Delivery and logistics

Park-home sites often have tight working areas, requiring coordinated scaffold/MEWP use, careful material handling, and close liaison with site owners. DNO engagement may be needed for heat pump or PV installations; rural sites may face delays.
Quality assurance and TrustMark evidence gathering must run continuously throughout the installation, especially for EWI.

# Procurement and skills: What to ask for

## Design

- PAS 2035 Retrofit Coordinator with park-home experience
- Full ventilation strategy and thermal-bridge modelling.
- U-value calculations for all retrofitted elements.

## Installation

- PAS 2030 certified installers
- System-approved EWI solutions for aluminium/uPVC cladding where present.
- Evidence of any chassis repairs and roofline extension capability.

## Evidence

- Pre/during/post works photos, ventilation calculations, roofline drawings, product warranties and commissioning sheets ready for TrustMark lodgement.

# Case studies[4]

## Exeter Health Park Homes

**Measures:**

- External Wall Insulation (EWI)
- In some cases, internal insulation was also evaluated
- Additional benefits included thermal upgrades to reduce heat loss

Source: Exeter Council

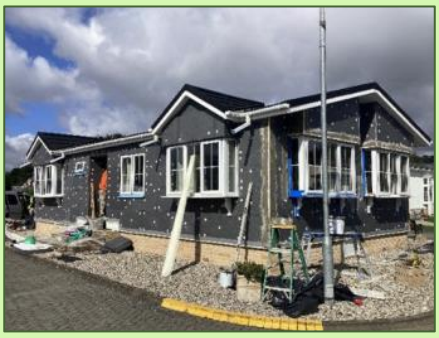
**Results:**

- Residents reporting they could keep adequately warm increase from **4% - 89%** post retrofit[4] (Wessex Energy, 2016)

## HUG2-Funded Park Home Insulation, Uttlesford

**Measures:**

- External Wall Insulation
- Underfloor insulation
- Improved ventilation systems



Source: Cornerstone

**Results:**

- **36 homes** received insulation under this scheme

[4] Wessex Energy, Solid Wall Insulation

# Summary

Park-home retrofit is a high-impact intervention for fuel-poor, older residents living in some of the UK's least efficient homes. But it is also technically challenging. A successful programme requires a fabric-first approach with EWI at its core; carefully designed ventilation to PAS standards; heating systems tailored to structural capacity; and a strong emphasis on resident trust and quality assurance. Park homes need specialist detailing, especially around rooflines, cladding and extensions, and no single best-practice body exists - meaning PAS 2035 coordination and rigorous evidence collection are indispensable. With funding routes such as ECO4, GBIS and HUG2 currently available, and with strong engagement from site owners and residents, well-designed retrofits can dramatically improve warmth, health and affordability in park-home communities.

# Resources

**Podcast**: All RISE podcasts are available **here**.

**PAS podcast**: "Archetyping for your retrofit project" available **here**.

**Masterclass:** All RISE masterclasses are available **here**.

**Masterclass** "Urban vs Rural Approaches to Retrofit" available **here**.

**Advice pack:** All RISE advice packs available **here**.

**Masterclass** "Building Safety Regulations and Retrofit" available **here**.

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