

NEWMANS  
HOLIDAY HOMES



# The Sublet Specialist

CELEBRATING 30 YEARS OF  
STRESS-FREE SUBLETTING



A Family Business That Puts Owners First

EXTRA BENEFITS WHEN YOU SIGN UP EARLY



# WHAT IS NEW IN 2026

## A BRAND REFRESH AND NEW WEBSITE

Smarter design, live availability and clearer booking journeys.

## OWNER APP (NEW)

Track income, bookings, cleaning and maintenance, live from your pocket.

## IN-HOUSE CLEANING TEAM

Consistent changeovers and deep cleans, managed fully by Newmans.

## NEW BREAN OFFICE

In addition to our Head Office in Devon, we are delighted to announce our new branch opening in Brean, Somerset.

Newmans Holiday Homes Ltd.  
Unit 2 Summerhaze, South Road,  
Brean, Somerset, TA8 2RD.

## ELITE DYNAMICS PARTNERSHIP

Industry-leading system for bookings and owner management.

## EXPANDED DIGITAL MARKETING

More Google, social and remarketing - driving extra bookings and income.

## FREE SUPERFAST WI-FI

Worth £200-£300 a year, now included free for all owners and their guests.





# WHY SUBLET WITH NEWMANS?

Holiday home costs add up, subletting helps offset them. Nearly 300 Owners trust Newmans with their subletting each year.

## ✓ YOUR DATES FIRST

Your personal holiday dates are always locked in before we take bookings.

## ✓ NO MINIMUMS

Sublet as much or as little as you like.

## ✓ TWO STRAIGHTFORWARD PACKAGES

Choose Guaranteed Income Plus or Flexi Freedom.

## ✓ FULL SERVICE

We manage marketing, bookings, payments, cleaning, maintenance and guest support.

## ✓ FAMILY VALUES - PROVEN RESULTS

A trusted family business, with owners staying with us year after year.

## ✓ FREE WI-FI AS STANDARD

Worth £200 – £300 per year, included for you and your guests (Currently excludes Ladram Bay).

## HOW WE ARE DIFFERENT

- We accept Caravans and Lodges of any age.\*
- Your own holiday dates are always guaranteed first.
- Flexible, personal service instead of corporate rules.

\* T&Cs apply.





# OUR SUBLETTING PACKAGES FOR 2026

## GUARANTEED INCOME PLUS\*

YOUR INCOME SECURED

- Guaranteed weekly rate agreed upfront.
- Paid even if your Caravan or Lodge does not book.
- Keep extra earnings if bookings exceed the guarantee.
- Helps cover site fees and smooth cash flow.
- Minimum of 6 peak weeks required.

## FLEXI FREEDOM FLEXIBILITY

UNLIMITED EARNING POTENTIAL

- Income based purely on actual bookings.
- Earnings based on real bookings, no fixed limits.
- Clear commission structure, no hidden deductions.
- No minimum commitment, open or close weeks anytime.

\* T&Cs apply.



Two packages.  
Total choice.  
No confusion.



# SUBLETTING PACKAGE COMPARISON

BENEFIT	GUARANTEED INCOME PLUS	FLEXI FREEDOM	EXCLUSIVE BENEFITS WITH NEWMANS
HOW YOUR INCOME IS SET	Pre-agreed guaranteed rate, paid even if un-booked	Based only on actual bookings	Designed by owners for owners
EXTRA EARNINGS POTENTIAL	If bookings earn more, you keep the higher figure	Unlimited if demand is strong	Extra earnings always passed on
PEACE OF MIND	Site fees covered with guaranteed income*	No fixed commitments. Stay in full control of your bookings	Trusted family business, 30 years experience
FLEXIBILITY	Personal dates always a priority	Full calendar control throughout the season	No minimum letting commitment
FREE WI-FI (OWNERS & GUESTS)	Included as standard	Included as standard	Typically worth £200-£300 per year
MAINTENANCE COVER <small>OPTIONAL</small>	£2 per night per booking*	£2 per night per booking*	Covers routine breakdowns, repairs & call-outs – saving £28.50 per call-out*
MINOR DAMAGE PROTECTION	Free for New owners who join us in 2026*	Free for New owners who join us in 2026*	Worth £199 – covers small breakages instantly*
PAYMENT PROTECTION PLAN <small>OPTIONAL</small>	£3 per night per booking – protected if guest cancels	£3 per night per booking – protected if guest cancels	Example: A £550 May Holiday if cancelled still pays you £550
OWNER APP <small>NEW FOR 2026</small>	Live income, calendar, guest info & notifications	Live income, calendar, guest info & notifications	24/7 secure access from your pocket

\*T&C’s apply





# HOW WE WORK FOR YOU

## STRESS-FREE LETTINGS

- Marketing of your Caravan or Lodge.
- Exceeding 6 figure budget on Google & social media ads.
- Remarketing to convert browsers into bookers.
- Professional photos & listings powered by Elite Dynamics.

## BOOKINGS & PAYMENTS

- Secure online bookings & payments.
- Guests screened before confirmation.
- Monthly income statements.
- Income can be transferred straight to the park.





Safe, Secure  
Hassle Free  
Lettings





# GUEST MANAGEMENT



## EASY CHECK-IN

No queues, no stress, guests use secure key safes with codes changed after every visit.

## PROFESSIONAL PRESENTATION

High-quality photos and park maps help guests book with confidence and keep your holiday home in demand.

We handle every call and resolve issues immediately, protecting your reviews and giving you peace of mind.

## COMPLETE SERVICE

Bedding, cleaning & maintenance, all organised by us.

Subletting guests can purchase Wi-Fi during their stay, a perk every holidaymaker expects.

# YOUR HOLIDAY HOME IN YOUR POCKET

With our new Owner App everything you need is live and at your fingertips:

### INSTANT CALENDAR CONTROL

Block your own holiday dates anytime.

### LIVE INCOME & BOOKINGS

Track earnings in real time.

### CLEANING & MAINTENANCE UPDATES

Know exactly what's been done and when.

### GUEST DETAILS AT A GLANCE

Easily see when your Caravan or Lodge is occupied or available.

### REAL-TIME NOTIFICATIONS

Instant updates direct to your phone.  
Full control, wherever you are.





# LOOKING AFTER YOUR HOLIDAY HOME

## MINOR DAMAGE PROTECTION

Minor Damage Protection Covers small breakages (mugs, blinds, lamps etc.) up to £50 per incident. We fix or replace immediately, no bills, no stress.  
Free for Owners who join us in 2026.\*

## MAINTENANCE COVER

Only £2 per night per booking income protected.  
Includes routine breakdowns, repairs and emergency call-outs (normally £28.50 each). Keeps guests happy and your caravan ready.\*

## PAYMENT PROTECTION PLAN

Payment Protection Plan is just £3 per night, per booking.  
If a guest cancels you still receive the full rental value.  
(Example: £550 May Holiday cancellation = you still get £550).

## WINTER SERVICES DRAIN DOWN

Frost protection, deep cleans and spring reconnection – ensuring your holiday home is safe all year round.  
(Available at additional cost.)

\* T&C's apply

## FAMILY FRIENDLY BOOKINGS

All guests are family or couple-orientated, creating a safe and welcoming environment.

## DEPARTURE CLEANS

Every bookings including your own stays come with a Free departure clean.

## EXTRA CLEANING WHEN NEEDED

Free Carpet & Upholstery Cleaning providing complete peace of mind.

## INVENTORY REPLACEMENTS

Free small item replacements for New Owners who sign up in 2026.\*

## NO AGE LIMIT\*

Whether your Caravan or Lodge is brand new or well-loved, it is welcome with Newmans.

FREE MINOR  
DAMAGE PROTECTION  
FOR ANY NEW  
OWNERS WHO JOIN  
US IN 2026\*





# SUBLETTING SCHEME SUMMARY

## KEY POINTS AT A GLANCE

### COMMISSION

Newmans charge a fixed commission of 19% plus VAT on the rental income from each booking.

(VAT is applied only to the 19% commission, not to the full booking amount).

### GUEST ADMINISTRATION FEE

Every guest booking includes a guest and service administration fee, which is paid by the guest (not you).

This covers:

- Cleaning after each guest stay.
- Fresh linen (depending on caravan grade).
- Regular carpet and upholstery cleaning.

This ensures your holiday home is always left clean and guest-ready at no cost to you.

### OWNER/OWNERS GUEST CLEANING

When family or friends use the Caravan or Lodge, a cleaning charge applies at the published Owner Cleaning Rate.

### INSURANCE

You must provide full holiday home insurance, including public liability cover and keep it valid throughout the season.

### SAFETY CERTIFICATES

You must provide Gas and Electrical Safety Certificates before your Caravan or Lodge can be let and renew them as required. The caravan must also be fitted with working smoke alarms, a fire blanket and CO detectors.

### KEYS

You must provide three full sets of keys for guest, cleaning and maintenance use.

### ACCESS & STANDARDS

The caravan must have safe steps with a handrail for guest use. It must always be kept in a clean, safe and guest-ready condition. CCTV is not allowed to be operating whilst letting, to protect guest privacy.

### BOOKINGS

To help you achieve the best income, guest bookings are always prioritised. We encourage owners to keep their online calendar updated with any personal or family dates. Once a guest booking is confirmed, those dates are held securely and cannot be amended.

### DEPOSITS & CANCELLATIONS

Guest deposits are always non-refundable. If a guest cancels, the balance is refunded (subject to cancellation rules).

### OWNER INCOME PROTECTION (OPTIONAL)

You can choose to join the Owner Income Protection scheme, which protects your rental income if a guest cancels.







## **MAINTENANCE**

Urgent jobs, up to a set value, are authorised automatically to avoid disruption to guests. An optional Maintenance Cover plan is available, giving peace of mind with unlimited call-outs.

## **PAYMENTS TO OWNERS**

Payments are made either yearly at the end of the season, or monthly if your balance meets the minimum threshold. A full statement is provided, showing all bookings, commission and charges.

## **LOST INCOME**

If your caravan cannot be let because it is unfit, unsafe or unavailable, Newmans are not responsible for any lost income.

## **COMPLAINTS & GUEST CARE**

All guest communication, complaints and queries are handled by Newmans. Owners must not contact guests directly or leave their own contact details in the caravan.

## **AGREEMENT TERMINATION**

Either side may end the agreement in line with the notice periods stated.

## **EVENTS OUTSIDE CONTROL**

If unforeseen events (such as extreme weather, government restrictions or park closures) prevent bookings going ahead, Newmans cannot be held liable for any loss.

## **COMPLIANCE WITH PARK RULES**

All subletting is subject to the rules of the holiday park as well as the terms of this agreement.

*This summary is for guidance only. Full terms are set out in the Subletting Agreement.*









# FREQUENTLY ASKED QUESTIONS

## DOES IT MATTER WHAT TYPE OR AGE OF HOLIDAY HOME I OWN?

No – Newman’s can sublet any age or model, subject to inspection.

## CAN I USE MY HOLIDAY HOME PERSONALLY?

Yes – your personal dates are always blocked out first.

## CAN I TAKE MY OWN BOOKINGS?

Absolutely – just update your online calendar to avoid double bookings. Newman’s can even handle cleaning for your private lets.

## IS IT POSSIBLE TO FIND OUT HOW MANY BOOKINGS MY HOLIDAY HOME HAS TAKEN FOR THE SEASON?

Yes – you have full access to your Newman’s Owner Account online. You can check bookings, availability, reserve personal weeks and view financial statements in one place.

## WHEN AND HOW DO I GET PAID?

Choose monthly or end-of-season payouts.  
Clear income statements provided.

## WHAT IF A GUEST CANCELS?

With our Payment Protection Plan (£2 per night per booking), you still receive full rental income.

## DO I NEED TO ARRANGE MY OWN CLEANERS OR MAINTENANCE?

No – Newmans handle all cleaning, linen, maintenance and emergency support, so you do not need to worry about a thing.

## DO NEWMANS HANDLE EVERYTHING FOR ME?

Yes – just update your online calendar to avoid clashes.

## WHAT ARE THE SUBLETTING OPTIONS?

Two simple packages: Guaranteed Income Plus or Flexi Freedom.





# TESTIMONIALS



FROM TRUSTPILOT  
“THIS IS MY FIRST  
YEAR RENTING...”  
26 AUGUST 2025

This is my first year renting my caravan out through Newmans and they have absolutely excelled in guiding me through and looking after my holiday home. Many thanks to all of the staff and owners as each time I have contacted them they have all been fab! Many thanks to Jules for holding my hand this year.



FROM TRUSTPILOT  
“WHEN LETTING WE USED  
NEWMANS HOLIDAY HOMES”  
17 AUGUST 2025

Let our caravan out using Newmans Holiday Homes. Could not have been easier. Nikki first class team answer any queries you, or your guests might have.  
Thank you for a good job well done; Jules, Juliette, Charlie. Not forgetting Beth, who, as it happened was the main person we communicated with. Nothing was a problem; thank you Beth, much appreciated.  
All visitors enjoyed their visit, I was led to believe. Definitely a first class company, a first class maker of fantastic holidays. Nothing left to chance.



FROM TRUSTPILOT  
“PROFESSIONAL, RELIABLE  
AND FRIENDLY”  
9 OCTOBER 2024

We used Newmans to manage the rental of our Van and find them to be extremely helpful and informative. Nothing was ever too much trouble and the staff were always kind, caring and considerate. Anything that needed actioning was done quickly and we were always kept informed. They are a well established, professional company and we enjoyed our time with them. I would recommend them to anyone that wanted to use an agent to manage rentals of their caravans.







## CHOOSE YOUR PACKAGE

GUARANTEED INCOME PLUS  
OR FLEXI FREEDOM

## BLOCK YOUR DATES

YOUR HOLIDAYS ARE  
ALWAYS A PRIORITY

## RETURN YOUR FORM

AND WE HANDLE  
EVERYTHING ELSE

## RELAX

LET NEWMANS  
DO THE REST

MEET US ONLINE  
(ZOOM/TEAMS)  
OR VISIT ONE OF OUR  
OFFICES IN EITHER  
BREAN (SOMERSET) OR  
OUR HEAD OFFICE IN  
EXMOUTH (DEVON)

A PARTNERSHIP  
CREATED BY OWNERS  
FOR OWNERS

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