

# PARK RULES FOR WARDS MOBILE HOME PARK

## **Preface**

In these rules:

- "Occupier" means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement.
- "you" and "your" refers to the homeowner or other occupier of a park home
- "we" and "our" refers to the park owner.

These rules are in place to ensure acceptable standards are maintained on the park, which will be of general benefit to occupiers, and to promote and maintain community cohesion. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

With one exception the rules also apply to any occupiers of park homes who rent their home.

## **Condition of the Pitch**

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage for any combustible materials.
2. You must not erect fences or other means of enclosure unless you have obtained our written approval. You must position fences and any other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements.
3. You must not have external fires, including incinerators, this does not include barbecues that meet current fire regulations. Maximum of one barbecue per pitch.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.

### **Storage**

6. You must not have more than one shed/garage on the pitch. Where you source the shed/garage yourself the design, standard and size of the shed/garage must be approved by us in writing (approval will not be withheld unreasonably). You must position the shed/garage so as to comply with the park's site licence and fire safety requirements.
7. You must not have any storage receptacle on the pitch other than that which is approved in Rule 6, with the exception of a plastic storage container. Maximum size 1m wide - 2m Long - 1m High.
8. You must ensure that any structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the park's site licence conditions and fire safety requirements.

### **Refuse**

9. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections.
10. You must not deposit any waste or unroadworthy vehicles on any part of the park (including any individual pitch).

### **Business Activities**

11. You must not use the park home, the pitch or the park (or any part of the park) for any business purpose, and you must not use the park home or the pitch for the storage of stock, plant, machinery or equipment used or last used for any business purpose. However you are at liberty to work individually from home by carrying out any office work of a type which does not create a nuisance to other occupiers and does not involve other staff, other workers, customers or members of the public calling at the park home or park.

### **Age of Occupants**

12. No person under the age of 50 years may own and occupy a residential park home, with the exception of the park owner and their family, and the park warden. No child/teenager may permanently reside on the park.

### **Noise Nuisance**

13. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.

### **Vehicles and Parking**

14. You must not park commercial vehicles of any sort, including light commercial or light goods vehicles as described in the vehicle taxation legislation on the park with the exceptions of commercial vehicles operated by the Park Owner, the Park Warden and their families. This does not include light commercial vehicles (max 3 ton) that are being used for loading or unloading purposes. Max of 3 days stay in any one month. All loading or unloading vehicles must park in line with the site licence conditions and parking regulations and must not be parked on the site overnight.
15. You must hold a current driving licence and be insured to drive any vehicle on the park. You must also ensure that any vehicle you drive on the park is taxed in accordance with the requirements of law and is in a roadworthy condition.

16. Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
17. No touring caravan/motor home/boat allowed on the Park, except where they are being loaded or unloaded. Max stay 3 days consecutively in any one month. Any touring caravan/motor home or boat being loaded or unloaded must be parked in line with the site licence conditions.

#### **Fire Precautions**

18. You are recommended to have in your park home a fire extinguisher and fire blanket conforming to the relevant British Standard.

#### **Exterior Decoration and Pitch Maintenance**

19. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme; meaning a colour scheme of a neutral type. Gardens must be kept clean and tidy. If washing lines are in use they must be of the rotary type.

#### **Water**

20. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
21. You must only use fire point hoses in case of fire.
22. You must protect all external water pipes with the exception of the main water supply pipe from potential frost damage. The main water supply pipe protrudes 1m from the concrete hard standing, this being the responsibility of the Park.

#### **Vacant pitches**

23. You must not have access to vacant pitches and must not disturb building materials and plant.

#### **Pets**

24. You must not keep more than 1 domestic pet or animal at the park home or on the pitch. Nothing in rule 24 of these Park Rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an identification book or other appropriate evidence.
25. Where you are a new Park resident with more domestic pets than allowed by Rule 24, upon the demise of each pet they will not be replaced unless you comply with Rule 24 maximum allowance of two domestic pets per new Park resident. For the avoidance of doubt, a domestic pet is any pet referred to as domestic in the Oxford English Dictionary.

#### **Note**

The express terms of a homeowners agreement contain an undertaking on the part of the homeowner not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other occupiers at the park and this undertaking extends to the behaviour of pets and animals. A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals.

**Schedule 2- Consultation Response Document**

**The Mobile Homes (Site Rules) (England) Regulations 2014  
Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013**

This consultation response document shall be issued by the site owner following a consultation on proposed site rules in accordance with regulations 7 and 8 of the Mobile Homes (Site Rules) (England) Regulations 2014. The document must be sent to each consultee within 21 days of the last consultation day.

1. The decision I have reached regarding whether or not to implement the proposal(s) consulted on (with or without modification):

2. Details of the consultation carried out, including the first consultation day and a summary of the representations received in response to the consultation and such modifications as were made to the proposal(s) (if any) as a result of the consultation:

3. [If applicable] I attach a copy of any site rules in the form in which I will deposit them with the local authority.

4. [If applicable] I intend to deposit a deletion notice with the local authority, setting out that the following site rules shall be deleted:

5. You will receive notification within 7 days of the deposit of the site rules and/or the deletion notice with the local authority. (See regulation 13)

**6. Right of appeal**

You may appeal to the tribunal within 21 days of receipt of this consultation document, on one or more of the grounds specified in regulation 10:

- (a) a site rule makes provision in relation to any of the prescribed matters set out in Schedule 5;
- (b) the owner has not complied with a procedural requirement imposed by regulation 7 to 9 of these Regulations;
- (c) the owner's decision was unreasonable having regard, in particular, to-
  - (i) the proposal or representations received in response to the consultation;
  - (ii) the size, layout, character, services or amenities of the site; or
  - (iii) the terms of any planning permission or conditions of the site licence.

You must notify me of an appeal made to the tribunal within 21 days of receipt of this consultation document. In the case of an appeal, any site rules or deletion notice will not be deposited with the local authority until after the appeal has been disposed of, determined or abandoned, as set out in regulation 12(2).

7. I confirm that any site rules or deletions will come into force at the end of the period of 21 days beginning with the date of service of the notification of the deposit.

8. Signature: ..... *A. J. J.* .....

Date: ..... *27/4/15* .....

**Notes**

(i) Where a proposal is to vary or delete a site rule, in accordance with paragraph 2C(5) or paragraph 2C(6) of the 1983 Act, the site rules in force prior to this consultation shall remain in force until any appeal in relation to the variation or deletion of a site rule has been disposed of or determined (see regulation 14(2).)

**The Mobile Homes (Site Rules)(England) Regulations 2014  
Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013**

This document should be used where new site rules have been made or site rules have been varied and these site rules have been deposited with the local authority in accordance with regulation 12 of the Mobile Homes (Site Rules) (England) Regulations 2014.

This form should be served on all occupiers (*see note 1*) and any qualifying residents' association of the site and may also be published in a prominent place on the site.

1. Site rules were deposited with

.....

on [date of deposit] .....

2. From ..... [*see note 2*] the rule(s) take effect as express term(s) of the pitch agreement relating to your home and will bind both me, as site owner and you, as occupier and our successors in title.

3. A copy of the site rule(s) is attached and these may also be inspected at the offices of the local authority.

4. Where a site rule is a variation to an existing rule, any other site rules already in force but not affected by the variation and shall remain in force unaltered (*see note 3*).

Signed: ..... Site owner (*see note 4*)

Date: (*see note 5*):

**Notes**

1. As defined by section 1 of the Mobile Homes Act 1983.
2. The day which falls 22 days after the date of this notification.
3. This paragraph is not relevant to the first deposit of rules made after the coming into force of the Mobile Homes (Site Rules)(England) Regulations 2014.
4. Signature of the site owner or a person authorised to sign on the site owner's behalf.
5. This date must be within 7 days of the deposit of the site rules with the local authority