

15 DECEMBER 2017

PC09-17 | REVIEW OF PARK HOMES LEGISLATION

Executive Summary

The Department for Communities and Local Government is carrying out the review in two parts. Part 1 was published in April 2017 and sought evidence on fairness of charges, the transparency of site ownership and on experience of harassment. A copy of the paper is available [here](#).

The Department is currently consulting on [Part 2 of the review](#). It is calling for evidence on how effective local authority licensing has been; how well the procedures for selling mobile homes, making site rules and pitch fee reviews are working and whether “fit and proper” controls need to be applied in the sector.

Context

There are around 85,000 park homes on 2,000 sites in England. Park home living is a unique tenure where the resident owns their home, but pays a pitch fee to the owner of the site for the right to station it on their land. Not all sites are managed well and there is still evidence that some site owners do not fully comply with their responsibilities or respect the rights of residents.

The Mobile Homes Act 2013 made significant changes to the law on park homes and marked the Government’s commitment to giving better rights and protection to park homeowners, whilst ensuring that honest professional site owners are not faced with unfair competition from rogue operators.

The Act also introduced a new local authority site licensing regime which gave local authorities substantial new enforcement powers. The Government gave a commitment to review park homes law in 2017.

Main NALC Positions

Whilst NALC has no specifically adopted position on park homes we will be responding to the Part 2 Call For Evidence and making the two below main points;

- in some parished areas individuals buy up land for a pitch, build a park home and a few years later apply for and are often granted retrospective planning permission by a principal authority to build a physical property (this can cause issues with some parishes); &

- parish councils are still not statutory consultees on all aspects of licensing in their areas (including on park homes).

Main Areas of Interest

- 1) What do you think might be the barriers confronting local authorities in prosecuting for [park home] licensing breaches?
- 2) What challenges are faced by residents, site owners, local authorities and parish councils with the new process of issuing site rules created by the Mobile Homes Act 2013?
- 3) Does the 2013 Act provide local authorities with sufficient powers and resources to deal with abuse of residents and the poor management of sites?
- 4) What do you think are the main barriers to local authority enforcement in the sector and how could Government support greater enforcement action?

Your Views

Please email your responses to this consultation to chris.borg@nalc.gov.uk by 17.00 on Friday 26th January 2018.

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