

# **IPHAS**

Independent Park Home Advisory Service

# The Mobile Homes Act 2013

- Given Royal Assent in 26 March 2013
- Comprises four main provisions
- Site licensing – 1 April 2014
- Selling the home – 26 May 2013
- Pitch fee review – 26 May 2013
- Site rules – 26 May 2013
- ‘Fit and proper person’ - possibly 2017

# Site licensing

- More powers for councils to enforce site licence conditions
- Annual site licence fee
- Costs of enforcement to be borne by the site owner
- Fees for transfer or alteration of site licence to be borne by site owner
- Annual licence fee may be included in residents pitch fee

# Selling and gifting

- Procedures and forms in S.I.2013 No.981
- Selling – Forms 1, 2, 4 and 5
- Gifting – Forms 1, 3, 4 and 5
- Commission to be paid by buyer
- Important to follow procedure or sale may not be valid
- Different procedure for new residents

# Pitch fee review

- Procedure and form in S.I.2013 No.1505
- Residents must receive letter and form 28 days before review date
- Correct RPI to be used
- Any additional costs to be specified
- If disputed, resident must pay last agreed pitch fee
- If disputed, park owner can apply to tribunal

# Park Rules

- Procedures and forms in S.I.2014 No.5
- Residents have 28 days to object
- Park owner must issue Response document
- Residents have 21 days to appeal
- Final Rules deposited with council

# Residents Associations

- Residents association beneficial whether or not recognised by the park owner
- For social gatherings
- For discussion of problems
- For recognition by park owner, criteria in implied term 28
- Model constitution available