

Sent 1st class
30/06/2014

Regency Park Homes Limited
Fordham Road
Newmarket
Suffolk
CB8 7NR
01638 722232

Resident Name

Address 1

Address 2

Address 3

Address 4

Address 5

Postcode

30th June 2014

Dear Resident Name

Park Rules Consultation

I am writing to you as a homeowner on Park Name regarding the rules which apply to our park.

As you may know, under the Mobile Homes Site Rules (England) Regulations 2014 ("the Regulations") any current Park Rules will cease to have effect on 3rd February 2015, unless they are replaced through a consultation process such as this.

This process gives us the opportunity to agree rules for our park which reflect its character and ensure it remains the park which we all want it to be.

The Regulations require the park owner to take formal steps and use particular forms; I am enclosing the first of them. I encourage you to read this form carefully and to have your say. It proposes new Park Rules to apply to the park and it is important that you share your views on these important rules.

My team would be happy to discuss the proposed rules with you but ask that any response is sent in writing to ensure that it is correctly understood and fully considered. Please mark your letter for the attention of: Park Rules Consultation, Regency Park Homes Ltd, Fordham Road, Newmarket, Suffolk, CB8 7NR.

The notice tells you the first consultation day will be 2nd July 2014 and that the date by which any consultation responses must be received is 30th July 2014. Please make sure that any response reaches us by this date, after which the process will continue towards a decision.

I confirm that the name and address of the park owner is Regency Park Homes Ltd, Fordham Road, Newmarket, Suffolk, CB8 7NR.

Yours sincerely,



Mr P Day
Director



Company Registration Number 7071015

Schedule 1 - PROPOSAL NOTICE

Mobile Homes (Site Rules)(England) Regulations 2014

Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013

1. Clearly set out the proposal(s) being made (see note i)

Regency Park Homes Ltd proposes to make the site rules attached to this proposal notice

2. State the reasons for making the proposal(s)

The site rules are proposed because they are necessary to ensure that acceptable standards are maintained on the site, which will be of general benefit to occupiers, and because they will promote and maintain community cohesion on the site. They are proposed now because the Mobile Homes (Site Rules) (England) Regulations 2014 provide that the current site rules will cease to have effect on 3rd February 2015

3. I confirm that the proposals comply with regulations 4 and 5 (prescribed matters) (see note ii)

4. I confirm that the consultation response document (see note iii) will be sent to each consultee (see note iv).

5. Deemed date of service of this notice ('first consultation day') (see note v): 2nd July 2014

6. Responding to the consultation

(i) My name and address to which responses are to be sent:

Regency Park Homes Ltd, Fordham Road, Newmarket, Suffolk, CB8 7NR

(ii) Date by which any responses must be received (see note vi): 30th July 2014

(iii) Signature (see note vii):



(iv) Date: 30th June 2014

7. Data Protection Act 1998

Any representations made in response to the consultation cannot be treated as confidential. To comply with the duties contained in the Mobile Homes (Site Rules) (England) Regulations 2014, it will be necessary for me to disclose information received from you to others, which may include other occupiers, a tribunal and a local authority.

Notes

(i) A proposal means a proposal to make, vary or delete a site rule. A proposal notice may contain more than one proposal, as set out in regulation 8(4).

(ii) Prescribed matters to which site rules may relate (Regulation 4 – matters prescribed for the purposes of section 2C(2)(b) of the 1983 Act)

A site rule must be necessary:

(a) to ensure acceptable standards are maintained on the site, which will be of general benefit to occupiers; or

- (b) to promote and maintain community cohesion on the site.

Prescribed matters to which site rules are of no effect so far as they make provision in relation to (Regulation 5 (Schedule 5) – matters prescribed for the purposes of section 2C(8) of the 1983 Act)

In relation to the sale or gift of a mobile home:

- (a) whether the occupier should be prevented from selling or gifting the mobile home to anyone other than the owner;
- (b) whether the occupier should be required to notify the owner of the occupier's intention to sell or gift the mobile home;
- (c) whether the occupier should be required to use the services of the owner or a person specified by the owner for the purposes of selling or gifting the mobile home;
- (d) whether the occupier should be prevented from using the services of an estate agent for the purposes of selling the mobile home;
- (e) whether the occupier should be prevented from using services provided by a solicitor for the purposes of selling or gifting the mobile home and assigning the agreement;
- (f) whether the occupier should be prevented from using any services that would otherwise be available to the occupier for the purposes of selling or gifting the mobile home;
- (g) whether the occupier should be prevented from advertising the mobile home for sale by means of a notice, board or placard affixed to the mobile home or to the pitch;
- (h) whether the occupier should be required to—
 - (i) obtain a survey of the mobile home or the pitch; or
 - (ii) permit the owner or his agents to undertake a survey of the mobile home or the pitchbefore selling or gifting the mobile home;
- (i) whether the occupier should be required to sell or gift the mobile home or assign the agreement in the presence of the owner;
- (j) whether the occupier or the proposed occupier should be required to provide the site owner with the personal details of the proposed occupier or of any other person intending to live in the mobile home with the proposed occupier;
- (k) whether the proposed occupier should be required to attend a meeting with the owner.

The following are examples of “personal details”—

- (a) the home address, other contact details or vehicle registration number of the

person concerned;

(b) any financial information relating to the person concerned;

(c) a birth certificate or certificate of marriage or civil partnership of the person concerned; and

(d) details of the age, ethnic origin, sex or sexual orientation of the person concerned.

In sub-paragraphs (c), (d), (e), (f) and (h) above, references to selling a mobile home include a reference to marketing, advertising or offering the mobile home for sale.

Other matters:

(a) any matter which is expressed to grant an occupier a right subject to the exercise of a discretion by the owner, except in relation to improvements to an occupier's plot (although this shall not prevent an owner from exercising discretion to grant an occupier a right in order to accommodate that occupier's disability);

(b) any matter which is expressed to apply retrospectively;

(c) any matter which is contrary to the implied terms of the agreement, as defined by section 1 of the 1983 Act;

(d) any matter which is expressed to apply only to particular persons or to persons of a particular description, apart from where a rule makes an exception for the owner, the owner's family or an employee of the owner (where an employee of the owner does not occupy the site under an agreement to which the 1983 Act applies);

(e) whether the occupier should be absolutely prohibited from making improvements to the home or pitch;

(f) whether visitors to the site should be required to report to the owner on arrival;

(g) whether any category of person should be restricted from visiting the site, regardless of whether the site has an age restriction in place;

(h) whether the owner should be allowed to reduce the size of a pitch or its reorientation;

(i) whether the owner should require the collection of deposits or charge for other services or permissions in addition to charges for the pitch fee, utility charges, for parking or sheds, where the charge is not permitted to be made under the agreement (as defined by section 1 of the 1983 Act) or by other legislation;

(j) whether vehicular access to the site should be restricted in any way;

(k) whether the occupier may have visitors to stay for short periods of time, whether or not the occupier is present at the time;

(l) whether the occupier should be required to purchase only goods or services supplied by the owner or such other person as the owner may nominate;

(m) whether the occupier should be required to use only such tradesmen as the owner may nominate, including the owner himself;

(n) whether the site rules may be changed other than by the procedure set out in regulations 7 to 13 of these regulations;

(o) whether the site rules may purport to threaten eviction for failure to comply

with the site rules.

Where—

- (a) prior to the deposit of a site rule, the occupier of a site enjoyed a benefit; and
- (b) the effect of the coming into force of the deposited site rule is that the enjoyment of the benefit by the occupier will be in breach of the deposited site rule;

the occupier will not be in breach of the deposited site rule for the period that the benefit continues to subsist.

On the cessation of the benefit, the occupier will be bound by the deposited site rule.

(iii) The consultation response document is the document referred to in regulation 9, in the form set out in Schedule 2 or in a form substantially to the like effect.

(iv) Regulation 7 sets out the requirement to consult every occupier and any qualifying residents' association (as defined by paragraph 28 of Chapter 2 of Part 1 of Schedule 1 to the Mobile Homes Act 1983).

(v) Regulation 3(2) sets out the rules of service. The first consultation day is the day on which notice is deemed served on a consultee.

(vi) The date by which any representations made in response to the proposal must be received by the site owner must be at least 28 days after the first consultation day.

(vii) Signature of the site owner or a person authorised to sign on the site owner's behalf.

Proposed Park Rules.

- 1 For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
- 2 You must not erect fences or other means of enclosure unless you have obtained our written approval (which will not be unreasonably withheld). 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 (burning of waste products), including incinerators.
- 4 You must not keep inflammable substances on the park or in garages (where applicable) except in quantities reasonable for domestic use.
- 5 You must not keep explosive substances on the park.
- 6 You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed (3.2m²).
- 7 You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6.
- 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
- 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).
- 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 staff, other workers, customers or members of the public calling at the park home or the park.
- 12 No person under the age of 45 years may reside in a park home (with the exception of the park warden).
- 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.



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- 14 You must not keep any pets or animals except the following: Not more than 2 dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991). You must keep any dog under proper control and you must not permit it to frighten other users of the park. You must keep any dog on a leash not exceeding 1 metre in length and must not allow it to despoil the park. Not more than 2 domestic cats. You must keep any cat under proper control and must not permit it to frighten other users of the park, or to despoil the park. Not more than 1 budgerigar which you must keep within the park home.
- 15 Nothing in rule 14 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.
- 16 Where water is not separately metered at the park home or not separately charged you must not use hoses, except in a fire.
- 17 You must only use fire hoses in case of fire, fire points must not be interfered with at any time.
- 18 You must protect all external water pipes from potential frost damage.
- 19 You must not have access to vacant pitches and must not disturb building materials and plant.
- 20 You must drive all vehicles on the park carefully and within the displayed speed limit.
- 21 You must not park more than 2 vehicles on the park.
- 22 You must not park on the roads or grass verges.
- 23 You must not park anywhere except in permitted parking spaces within the Park.
- 24 Your allocated parking space(s) must not be used to park commercial vehicles of any sort, including light commercial or light goods vehicles with the exception of commercial vehicles operated by the Park Owner and Park Warden.
- 25 Storage of motorhomes, boats and trailers is not permitted on the park.
- 26 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.
- 27 Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
- 28 You must not carry out the following works or repairs on the park: (a) major vehicle repairs involving dismantling of part(s) of the engine (b) works which involve the removal of oil or other fuels.
- 29 You must not use guns, firearms and offensive weapons (including crossbows) on the park and you must only keep them if you hold an appropriate licence.
- 30 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.



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- 31 Any alterations to your plot must be approved by the Park owner prior to commencement of works. To obtain approval from the Park owner a "Works to Plot" application form must be completed in full and submitted to the Park office.
- 32 Occupiers will be held responsible for the conduct of their visitors to the Park, children/grandchildren shall not be permitted to play on or around any public building, car parks, roads, neighbouring property or entrance to the park.
- 33 Greenhouses must not exceed 3.3m² and written permission must be sought from the Park Owner via a "Works to Plot" form prior to erection.
- 34 The occupier must not permit any matter to enter WC's, gullies or drains which is likely to cause blockage or damage to the Park drainage infrastructure.

