

# MOBILE HOMES ACT 2013

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## Background

- Caravan Sites and Control of Development Act 1960
- Caravan Sites Act 1968
- Mobile Homes Act 1983
- “A better deal for mobile home owners”
- Mobile Homes Act 2013

## Why were changes necessary

- Rights of home owners
- Licensing and Enforcement

## SITE RULES

- Clear mechanisms for making and amending
- Secretary of State to make regulations
- Consultation paper – “Making site rules” closes 11 October
- [www.lease-advice.org/site\\_rules\\_discussion\\_paper.pdf](http://www.lease-advice.org/site_rules_discussion_paper.pdf)
- New rules to be made and agreed
- Consultation- Owners and residents associations
- Must have gone through the process and new be in place within one year
- Retrospective application on discretionary rules
- Banned rules
- Copy held by Local Authority

# PITCH FEES

- “Insufficient rights”
- Fair and Transparent process
- Regulations in force from 26 July 2013
- New process introduced requiring provision of information
- Consultation [www.gov.uk/park-homes-guidance](http://www.gov.uk/park-homes-guidance)
- Right of challenge
- Residential Property Tribunal (RPT)

## SALE AND GIFTING

- Selling and Gifting Regulations 2013
- In force 26 May 2013
- Prescribed information and documents
- <https://www.gov.uk/park-homes-guidance>
- Appeal by site owner
- Commission – 10%

## Where can I go for help?

- <https://www.gov.uk/park-homes-guidance>
- Leasehold Advisory Service – 02073839800 or
- [www.lease-advice.org](http://www.lease-advice.org)
- CAB – Bracknell, Crowthorne and Sandhurst
- Citizens Advice - advice line 08454040506
- Solicitor
- Residential Property Tribunal- Cambridge 0845 100 2616
- Bracknell Forest Council 01344 352000

# QUESTIONS

- We must finish at 19.20
- Any questions on the act or its application
- One question per person unless time allows for more