

Mobile Homes (Site Rules) (England) Act 2014

Register of Site Rules for Licensed Mobile Home Sites – July 2017

| Site Name and Address | Site Designation | Number of Plots |
|---|------------------|-----------------|
| Chalkpit Old Maidstone Road Sidcup DA14 5AY Appendix 1 | Residential | 25 |
| The Paddocks Mobile Home Park Downe Road Keston BR2 6AD Appendix 2 | Residential | 12 |
| Pond Cottage Caravan Park Pond Cottage Lane West Wickham BR4 0PJ Appendix 3 | Residential | 35 |
| Restavon Park Berrys Green Road Biggin Hill TN16 3AJ Appendix 4 | Residential | 81 |

Appendix 1

Site Rules - Chalkpit Old Maidstone Road Sidcup DA14 5AY

Date of Deposit: *date*

Deposited By: *management/licenseholder*

Appendix 2

Site Rules - The Paddocks Mobile Home Park Downe Road Keston BR2 6AD

Date of Deposit: 20.01.2015

Deposited By: Mr Albert Lee Site Owner and Manager

1. Only Mobile Homes of proprietary manufacture which confirm to the definitions contained in the caravan Sites and Control of Development Act 1960, the Caravan Sites Act 1968 and the Mobile Home Act 1975 are accepted on the Park.
2. Mobile Homes must be kept in sound and clean condition; decoration and external colour must be maintained. Wheels must not be removed, nor the Mobile Home repositioned without permission of the Site Owner. No external alteration or addition to the Mobile Home or pitch is permitted without the prior approval of the Site Owner.
3. The Occupier is responsible for the cleanliness of the pitch, and must also keep the area underneath the Mobile Home clear.
4. The Mobile Home may be used by the Occupier and members of his permanent household and temporary bona fide guests only (and in any event for the occupation of such number of persons as shall not exceed the specified number of berths).
5. The electrical and gas installations in the Mobile Homes shall at all times comply with the requirements of the institutes of Electrical and Gas engineers respectively and the local electricity and gas boards. No interference with the Site Owner's electric meters, wiring, or ancillary equipment is permitted.
6. The Occupier must not permit waste water to be discharged onto the ground. Where water is not separately metered or rated the use of hoses is forbidden, except in the case of fire.
7. The Occupier is responsible that all household refuse is deposited in appropriate containers which must not be overfilled.
8. Musical instruments, record players, radios, other appliances and motor vehicles must not be used to cause nuisance to other, especially between the hours of 10:30pm and 8:00am.
9. All vehicles must be driven carefully on the Park, not exceeding the speed limit of 10mph. Vehicles must be taxed and insured as required by la1.v and drivers must hold a current driving licence and insurance. Disused vehicles must be removed from the Park. No commercial vehicles whatsoever, other than those delivering goods or services or registered for private use only, shall be brought onto and parked upon any of the roadways, communal Car parks or areas adjoining or belonging to any pitch.
10. Storage shed, fuel bunkers or other structures are only permitted with the approval of the Site Owner and where permitted must be of a design and size approved by the Site Owner.
11. Private gardens where permitted, must be kept neat and tidy. The planting of trees and shrubs is subject to the Site Owners prior approval of types and position. Trees and shrubs may not be cut down, removed or damaged and gardens will be left intact when the Occupier vacates the pitch.
12. Washing lines are to be reasonably screened from public view.

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13. No animals or pets of any kind shall be kept on the Park. This does not apply to any pets kept by the Occupier prior to these rules coming into effect. In such cases pets must be kept under proper control, any dog must be kept on a leash and must not be allowed to despoil the Park.
14. The Occupier is responsible for conduct of children in his/her custody, and of visitors.
15. It is forbidden to carry offensive weapons or other objects likely to give offence on the Park.
16. Everyone using the Park is required to comply with the regulations of the site licence, water authority and any other statutory authority.
17. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.
18. No commercial enterprise or business activities may take place on the Park.
19. To allow the Owner to erect and maintain any firefighting apparatus required by the site licence or by any competent authority
20. No person under the age of 40 years may permanently reside in a Mobile Home on the Park, but adults and children are allowed as visitors to the Park. .
21. The Site Owner does not accept liability whatsoever for loss or damage to the property including the Mobile Home of the Occupier, his family, or any visitor to the Park.

Appendix 3

Site Rules - Pond Cottage Caravan Park Pond Cottage Lane West Wickham BR4 0PJ

Date of Deposit: 03.07.2017

Deposited By: Mr William Crittenden Site Manager

Code of Conduct (Park Rules) for Pond Cottage Mobile Home Park

These Rules apply in order to ensure that acceptable standards are maintained on the Site, which will be of general benefit to Occupiers, and to promote and maintain community cohesion on the site.

These Rules form part of the Agreement under the Mobile Homes Act 1983 (as amended) between the Owner and the Occupier. These Rules take effect from 29th June 2017 and are not of retrospective effect. As such, no Occupier who is in occupation on that date will be treated as being in breach of the Rules due to circumstances which were in existence on that date unless they would have been in breach of the Rules in existence before that date.

These Rules also apply (whilst they live on the Site) to the Owner, Owner's family, Owner's employees or members of the employees' families with the exception of the following Rules:
1, 3, 7, 3.10, 4.3, 4.4, 4.6, 6.1 and 6.5.

Definitions

The following definitions apply in these Rules:-

| | |
|--------------------|---|
| Mobile Home | the Mobile Home located on the Pitch. |
| Owner | means: Miss N Crittenden of 7 Glebe Way, West Wickham, Kent, BR4 0SH. |
| Occupier | means anyone who occupies a Mobile Home whether under an Agreement in accordance with the Mobile Homes Act 1983 (as amended) or under a tenancy or any other Agreement. |
| Pitch | the Pitch on which the Mobile Home is located but this does not extend to any other part of the Site. |
| Rules | the rules contained in the Code of Conduct / (Park Rules) document. |
| Site | means the mobile home park at Pond Cottage Lane, West Wickham, Kent, BR4 0PJ. |

1. Residents

The Site is intended as a residential Site to accommodate older or retired people. No Person under the age of 50 (except for the Owner's employees and family members of The employees) is permitted to reside on the Site.

Continued

2. The Pitch

- 2.1** The Occupier is responsible for the cleanliness of the Pitch. In particular, the Occupier must keep the area underneath the Mobile Home clear for reasons of ventilation and safety. If the Mobile Home has a brick skirting, access doors on both sides must be fitted in case of fire and flood.
- 2.2** Trees may be planted with the permission in writing (which will not be Unreasonably withheld or delayed) from the Owner. The trees must not be allowed to grow to a size or shape which could interfere with the roads or paths on the Site nor with the Pitch of any neighbouring Occupiers. No trees or shrubs shall be cut down, removed or damaged. An Occupier may, with the written consent of the Owner (which consent shall not be unreasonably withheld or delayed), be allowed to have a private garden on the Pitch. Any such garden must be maintained and kept neat and tidy by the Occupier. Any trees and shrubs that have been planted must not be removed when the Pitch is vacated by the Occupier. Shrubs must be planted at least 1 metre away from the Mobile Home.
- 2.3** The Occupier must not erect any fences unless the Owner's permission in writing (which will not be unreasonably withheld or delayed) has been obtained and the fence does not breach the Site Licence conditions and any fire safety requirements. Any fences that have been or are erected by an Occupier must be maintained in good condition by the Occupier.
- 2.4** Occupiers must not keep any flammable substances in their Mobile Home or on the Site (except in quantities which are reasonable for domestic use).
- 2.5** Greenhouses and the growing of vegetables are only permitted with the written consent of the Owner (whose consent shall not be unreasonably withheld or delayed) or in compliance with the local authority regulations.
- 2.6** The roots of woodland plants shall not be removed. No turf shall be removed or damaged.
- 2.7** No loose goods are to be placed anywhere on the Pitch or under the Mobile Home.
- 2.8** Washing lines are to be reasonably screened from public view – rotary lines are preferred.
- 2.9** Occupiers must not keep any explosive substances on the Site.
- 2.10** Occupiers must not carry any offensive weapons, or other objects likely to cause offence to other Occupiers or visitors to the Site, nor are they to interfere with or disturb any flora or fauna on the Site.

Continued

3. Mobile Home

- 3.1** In order to remain on the Site, a Mobile Home must be –
- 3.1.1** of proprietary manufacture;
 - 3.1.2** constructed in accordance with the British standard specifications or equivalent;
 - 3.1.3** in safe, sound and merchantable condition;
 - 3.1.4** of good internal and external decoration and repair;
 - 3.1.5** fitted with a smoke alarm which is working;
 - 3.1.6** fitted with a fire extinguisher, which is in good working order;
 - 3.1.7** the decoration and external colour must be maintained to the satisfaction of the Owner;
- 3.2** Wheels must not be removed, nor the Mobile Home repositioned without permission.
- 3.3** The Occupier must not carry out any improvements to their Mobile Home or Pitch without first obtaining the written consent of the Owner (which shall not be unreasonably withheld or delayed).
- 3.4** The Occupier must ensure that all electrical, solid fuel, oil and gas installations within their Mobile Home or on their Pitch which is either owned by them or for which they are responsible complies at all times with the regulatory requirements.
- 3.5** Electrical installations to the Mobile Home from the outside trip switch shall be maintained in a safe condition, the expense of which will be borne by the Occupier. An external trip switch is fitted to all Mobile Homes. The Owner will replace faulty switches on the first occasion but the cost of replacing any further switches will be borne by the Occupier.
- 3.6** No Mobile Home shall be used to accommodate a number of persons in excess of the number of berths installed by the manufacturers of the Mobile Home, (except for a child below the age of 3 accommodated in a cot) but in any case shall not exceed a total of TWO persons in a single unit and FOUR persons in a double unit unless expressly agreed in writing by the Owner whose consent will not be unreasonably withheld or delayed.
- 3.7** No Occupier will use the Mobile Home, the Pitch, the Site or any part of the Site for any business purpose. The Occupier must not use the Mobile Home or the Pitch for the storage of stock, plant, machinery or equipment used or previously used for any business purpose.

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- 3.8** Occupiers shall not do anything or allow anything to be done either in their Mobile Home, their Pitch or anywhere on the Site, which may or may be become a nuisance, damage, annoyance or inconvenience to the Owner, any other Occupiers on the Site or to any adjoining or neighbouring property, and shall not use or allow the Mobile Home to be used for immoral or illegal purposes.
- 3.9** Occupiers must ensure that their visitors or guests comply with the Rules and the Site Licence conditions. Occupiers must keep their Mobile Home adequately insured against all usual risks. Failure to do so will be a breach of the Agreement under the Mobile Homes Act 1983, resulting in further action being taken.
- 3.10** Storage sheds or other structures are only permitted with the written approval of the Owner (whose permission will not be unreasonably withheld or delayed) and where permitted, must be of: (a) a design and size (maximum size 6ft x 4ft) approved by the Owner; and (b) in compliance with the local authority regulations. Any new sheds must be made of fire retardant paint. Only one shed allowed per Pitch.
- 3.11** Occupiers are responsible for the conduct of children in their custody and visitors who should be made aware of the Rules.
- 3.12** Occupiers must ensure that children visiting them shall not play between neighbouring mobile homes.
- 3.13** The Occupier is responsible for all household refuse being deposited in the appropriate refuse or recycle bins. The Occupier is responsible for their own garden refuse. Garden waste bins can be provided by the local council at a cost to the Occupier. Occupiers must not deposit any waste or rubbish, other than in the local authority approved containers, on any part of their Pitch or anywhere else on the Site.
- 4. Vehicles**
- 4.1** All vehicles must be driven carefully, not exceeding the speed limit of 5 miles per hour or if a speed limit is displayed then the displayed speed limit.
- 4.2** The vehicles must keep to the authorised parking spaces and to the roads which must not be obstructed, and must never be parked at the sides of the Mobile Homes. Loading and unloading is permitted but only for short periods (20 minutes) unless there are exceptional circumstances. All vehicles must be taxed and insured as required by law and drivers must hold a current driving licence. Disused vehicles must be removed.
- 4.3** Visitors are not allowed to park on the Site and must park in one of the parking bays allocated for visitors. Except for disabled visitors, the Occupier's parking bay must not be used by their visitors. Occupiers must park in the parking bays allocated to them and not on the road. Each Pitch is entitled to rent at least one parking bay should they require to do so. Further spaces can be allocated at the Owner's discretion.

- 4.4** Commercial vehicles, large vans, trailers, tractors, tourers, caravans other than mobile homes and marked vehicles are not allowed to be parked on the Site (with the exception of small unmarked vans). The Occupier must contact the Owner's Site Manager if they want a tradesman to park on the Site whilst carrying out work for the Occupier.
- 4.5** Disused or unroadworthy vehicles must not be kept on the Site. The Owner reserves the right to remove from the Site any vehicle which appears to have been abandoned.
- 4.6** All vehicles must be used on the designated roads. No driving, riding, cycling on the footpaths or grassed areas (with the exception of invalid carriages).

5. Radios, Motor Vehicles Etc.

- 5.1** Musical instruments, record players, radios, or any other form of recorded music player, other appliances and motor vehicles must not be used so as to cause a nuisance to other Occupiers or to the residents of properties neighbouring the Site, especially between the hours of 10.30pm and 7.30am.

6. Pets

- 6.1** Pets cannot be kept on the Site unless written consent is obtained from the Owner.
- 6.2** All pets must be kept under proper control and not allowed to spoil the Site.
- 6.3** Rabbits or other caged animals are not permitted.
- 6.4** Visitors' dogs are not allowed to run loose on the Site and must be kept on a lead at all times.
- 6.5** No dogs allowed to reside on the Site.

Note: As stated earlier, these Rules do not have retrospective effect. If the keeping of the pet complied with the previous Rules, an Occupier will not be in breach when these Rules come into force. However, when the pet dies, or leaves, it can only be replaced if it would comply with these Rules.

7. Sales

When any Mobile Home is sold, there is a commission of 10% of the sale price payable to the Owner within 7 days of completion of the sale.

8. General Terms

- 8.1** A new rent book will be issued to the incoming Occupier. If this is lost, further rent books will be supplied at the Occupier's expense.

- 8.2** Rent is payable on the first day of every month and if it is not paid by the 7th day, the Occupier will be shown as being in arrears.
- 8.3** The cost of any cheques issued and subsequently marked "Refer to Drawer" etc. will be borne by the Occupier.
- 8.4** Electricity is supplied by the Owner at the rate set by OFFER, the price controlling body (and must be paid within 14 days of the Occupier receiving the account). Any Occupier not paying within that time will be shown as being in arrears.
- 8.5** The Occupier is responsible for payment of the sewerage and domestic water rates for their Mobile Home.
- 8.6** Controlled burning of Site refuse is allowed by the Owner's Site Manager provided it is not a nuisance or danger to other Mobile Homes on the Site or neighbouring land or property and meets with local authority regulations. There are no set times.
- 8.7** Parking a vehicle on site is charged for on a calendar month basis. The vehicles can only be parked in their allocated bays. The current fee payable for parking is £7.00 per calendar month but this is subject to any increase notified to the Occupier by the Owner from time to time.

Appendix 4

Site Rules - Restavon Park Berrys Green Road Biggin Hill TN16 3AJ

Date of Deposit: 26.09.2014

Deposited By: Rickwood Estates Ltd Management

1. Age Limits

Restavon Park is a family park with no age restrictions.

2. Number of Residents

(a) The park home may be used by the resident and members of his/her permanent household and short term bona fide guests provided they do not exceed the number of berths specified in the written statement.

(b) Guests may not stay longer than 28 days. The resident shall be responsible for their guests conforming to the site rules.

3. Installation

(a) Residents are responsible for ensuring both electricity and gas services and appliances comply at all times with the requirements of the IEE, GasSafe, or other appropriate authority.

(b) Residents are responsible for the water supply to their home from the in line stop cock fitted under the home to the services inside the home.

4. Pitches

(a) Pitches are to be kept neat and tidy.

(b) The planting of trees and shrubs is subject to prior written permission of the park owner in respect of types and positions. Trees and shrubs may not be cut down, removed or damaged without prior written permission. No planting shall overhang the park roads or footpaths.

(c) The growing of vegetables is permitted as follows – Vegetables may be grown in grow bags, pots or planted in the ground subject to the surface area not exceeding 5.5 sq.m and 1.5 m in height. The growing of vegetables is not permitted at the front of any home or to the side where such growth is readily visible or may cause nuisance to adjoining homes.

(d) Fences are not permitted except on those plots where dogs are permitted or where it is necessary for the safety of the resident.

(e) Hedges shall be maintained at a height not exceeding 2 m and front gardens must be maintained in open plan condition except those plots covered by rule 4(c).

(f) Green waste shall be disposed of by whatever means are advised to residents from time to time.

(g) Domestic hose pipes may be used to water gardens. Fire point hoses must not be used for any purpose other than firefighting.

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(h) Decking will only be permitted where it meets the requirements of the London Borough of Bromley and London Fire and Rescue Service.

5. Outbuildings

(a) Only one shed per plot is permitted measuring not less than 1.83m x 1.52m and not more than 2.14m x 2.00m. All sheds shall be of a non combustible construction.

(b) Greenhouses and cold frames for domestic horticultural use are permitted as follows:

A maximum of one greenhouse per pitch is permitted subject to the approval of the location on the pitch by the owners. No green house may exceed 2.00m in any one dimension. Greenhouses located within the separation distance between homes must be of flameproof metal construction with glass panelling. Cold frames are permitted subject to the approval of the location on the pitch by the owners. Cold frames should not exceed 5.50 sq.m in area or 0.6m in height. Cold frames located within the separation distance between homes must be of flameproof metal construction with glass panelling.

(c) Any other structure is only permitted with the prior written permission of the park owner to ascertain conformity to site licence conditions.

6. Skirting

(a) All skirting must comply with guidelines laid down by the home manufacturers, gas and LPG authorities.

(b) Air vents must be correctly placed and be provided for each room.

(c) The area under the home must not be used for storage to enable access to pipework and cables and to avoid encouraging vermin and/or fire.

7. Household Refuse

(a) Residents must use bins supplied by or approved by the London Borough of Bromley.

(b) Bins must not be placed at the front of the home for collection more than 12 hours before that collection.

8. Washing

Only Rotary washing lines are permitted and should be placed to cause minimum inconvenience to neighbouring homes. This rule may be relaxed in the case of registered disabled residents where the use of a rotary line is impracticable.

9. Pitch Fees and Electricity Accounts

(a) Monthly Pitch Fees shall be paid by 16.00 hr on the 1st Friday of each month, or the first working day thereafter should the 1st Friday fall on a bank holiday.

(b) All new residents shall pay monthly Pitch Fees by direct debit.

(c) Electricity accounts shall be paid by 16.00 hr on the Friday immediately following the due date printed on the quarterly account. The company reserves the right to install a pre-payment meter for residents consistently in arrears.

Continued

(d) Default charges will be made where payments are received late, where payments due are in arrears or where payment is returned unpaid by the resident's bank. Notice of such charges will be advised in writing 14 days before they are applied to the resident's account.

10. Vehicles

(a) All vehicles must be driven carefully in the park. They must not exceed the speed limit of 10mph and must comply with the signed one way system.

(b) Residents vehicles must be parked in their allocated parking space or garage. Residents must not park in visitors parking bays.

(c) Parking is not permitted on the park roadways except for very short periods to unload items from the vehicle to the home. Roadways must not be obstructed.

(d) All vehicles kept on site must be in a roadworthy condition and comply with the requirements of the Road Traffic Acts in respect of Tax, insurance and MOT.

(e) Drivers must hold a current driving licence and insurance appropriate to the vehicle being driven.

(f) Commercial vehicles over 1800kg are not permitted. Commercial vehicles are only permitted when suitable parking spaces are available.

(g) Touring caravans, motor homes and trailers are not permitted to be parked on site.

(h) A maximum of one motorcycle may be stored on the plot. The motorcycle must not be stored at the front of the plot and shall be stored and used so as not to cause inconvenience to adjoining homes.

(i) Residents may only carry out minor repairs and servicing of vehicles on site. Work such as dismantling major parts of the engine or transmission is not permitted. Any work involving the removal of oil or other fluids is not permitted. Vehicles must not deposit fluids which are likely to adversely affect tarmac areas.

(j) Visitors must park in allocated parking spaces. On no account must they park in residents allocated and numbered spaces.

(k) Parking on plots is not permitted unless there is a properly constructed parking bay installed by the park owners or an approved contractor. Such parking bays must meet the requirements of the site licence as laid down by the London Borough of Bromley.

11. Noise

(a) Residents, their families, and guests must conduct themselves in a quiet and orderly manner So as not cause nuisance to other residents.

(b) Noise from musical instruments, recorded music, radio, TVs, motor vehicles and similar equipment must be used/played at a volume which is reasonable especially between the hours of 10.30pm and 8.00am.

(c) Generators may only be used during interruptions of the mains electricity supply and should be contained in an insulated box to minimise the noise nuisance to neighbouring homes.

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12. Pets

(a) One cat only per home is permitted.

(b) Caged animals and birds outside the home are not permitted.

(c) One dog per plots permitted on plots fronting Berry's Green Road and from 9 to 18 St John's Rise. A dog (where permitted) must not be one where the breed is listed in the Dangerous Dogs Act 1991 or is a cross breed of such dogs. A dog (where permitted) must be kept under proper control and must not be allowed to frighten other users of the park. A dog (where permitted) must be kept on a leads not exceeding 1.00m in length and must not foul any public area of the park or pitch of any other resident.

No dogs may be exercised on the recreation area north of St Margaret's Avenue or on the grassed area east of St Peter's Avenue. No dogs are permitted on any pitch not specified above, save that nothing in these 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.

13. Homes

(a) Residents must maintain the outside of their home in a clean and tidy condition. Where the exterior is repainted or recovered residents must use reasonable endeavours not to depart from the original exterior colour scheme.

(b) To conform with requirements of the 1968 Caravan Sites Act enclosed porches are not permitted on twin unit homes. Enclosed porches will be permitted on single unit homes where they do not exceed 2.23 sq.m and do not encroach into the separation distance between homes.

(c) Alterations to the home must comply with the requirements of the site licence issued by the London Borough of Bromley. Where a home is altered in size the pitch fee shall become that which is published for a home on the finished site.

(d) Tents and awnings may remain erected overnight will only be permitted for the purpose of outdoor entertaining or relaxation. No tent or awning may remain erected overnight. No tent may be used for the purpose of occupation at any time.

(e) Each resident must be provide a secure letter box either at the entrance to the pitch or on the park home itself.

14. Business Activities

(a) Residents must not use the home, the pitch or the park, or any part thereof for any business purpose.

(b) Residents may not use the home or the pitch for the storage of stock, plant, machinery or equipment used, or last used, for any business purpose.

(c) Residents are however at liberty to work individually from home by carrying out any office work of a type which does not create a nuisance to other residents and does not involve other staff, other workers, customers or members of the public calling at the home or the park.

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15. Sub Letting

Residents must not sub-let their pitch, home, parking space, or garage, or any part thereof. The park owners may from time to time rent homes. Where that occurs the tenant shall abide by these rules.

16. Fire Precautions

Each home shall be equipped with a means of tackling fire such as an extinguisher, fire blanket or similar. It is expressly forbidden to interfere with fire points and hoses which are for use only in the event of fire.

17. Vacant Pitches

Residents must not enter vacant pitches and must not disturb building material and plant.

18. Weapons

Residents must not guns, firearms, and any other offensive weapons on the park and residents must only keep them if they hold the appropriate licence.

19. Flammable items

(a) Items such as cylinder gas, petrol etc., must only be stored on site in such quantities as are necessary for domestic use.

(b) Bonfires and incinerators are not permitted.

(c) BBQs may only be used in a manner which does not cause inconvenience to other residents.

20. Feeding of Wild Animals and/or Birds

One high level seed container per plot is permitted subject to being constructed in a manner where seed cannot fall to the ground. The feeding of birds and/or animals at or near ground level is prohibited to avoid attracting animals which may damage the planting on the park or pitches contained therein and to avoid attracting vermin which may be a health hazard.

21. Limit of Liability

The park owners do not accept any responsibility for any loss, theft or damage to or from any park home, shed or outbuilding or the contents thereof or of any property brought onto the park by any resident or visitor unless there is proven negligence by the park owners.