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JSC/138965-1

Ms L. Johnson
Housing Standards Officer, Private Sector Housing
Bromsgrove District Council
The Council House
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Bromsgrove
Worcestershire
B60 1AA

8 October 2014

Dear Sirs

New Site Rules – Hollyhurst Mobile Home Park, Hunnington, Halesowen, West Midlands B62 0JU

We act on behalf of Richard and Carol Lee, the owners of Hollyhurst Mobile Home Park.

Following completion of a consultation exercise about proposed new site rules on the Park under the Mobile Homes (Site Rules)(England) Regulations 2014 we enclose the new Site Rules which are being implemented. We understand that there is currently no fee payable for depositing the Rules.

Would you please acknowledge safe receipt of the enclosed document.

Yours faithfully,

TURBERVILLES

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SITE RULES FOR HOLLYHURST MOBILE HOME PARK (“the Park”)

The following Site Rules are intended to ensure that acceptable standards are maintained on the Park for the benefit of residents generally, and to promote and maintain community cohesion on the Park.

These Rules form part of the terms of the occupation agreement under the Mobile Homes Act 1983 (as amended) between the Park owner and each resident living on the Park, and must be followed to ensure that good order is maintained on the Park at all times for the benefit of all occupiers.

Introduction

These rules will not have retrospective effect, meaning that they will only apply from the date on which they take effect. No occupier who is in occupation on that date will be in breach of these rules by reason of any circumstances known to the Park owner which were in existence on that date and which would not have been a breach of the previous Park rules.

With the exception of rules 20, 22, 26 and 40, these rules also apply to the Park owners, any employees of the Park owners, or any family members of the Park owners or their employees, where such persons live on the Park.

These rules are designed to ensure that all may live peacefully in unspoilt surroundings, and are not intended to place unnecessary restrictions on occupiers. We are sure that, provided the rules are followed in the right spirit, the Park will continue to be a happy community.

Definitions

In these rules:

“occupier” means anyone who occupies a park home on the Park, whether under an agreement to which the Mobile Homes Act 1983 (as amended) applies, under a tenancy agreement, or under any other form of agreement;

“you” and “your” means the occupier or occupiers of a park home on the Park; and

“we”, “us” and “our” means the Park owner.

The Pitch

1. Private gardens must be kept neat and tidy, and must be left intact when you vacate your pitch.
2. Fences, hedges or other boundary structures are not permitted unless you have obtained our prior written approval (which will not be unreasonably withheld). Any such structures must be positioned and maintained so as to comply with the Park’s site licence conditions and fire safety requirements.
3. You are not permitted to keep any flammable substances on the Park except for your reasonably necessary domestic use.

4. For health and safety reasons you may not store any items underneath your home at any time. If your home has a brick skirting underneath it, a hatch or access door must be fitted to the skirting to allow access to the underside of the home.
5. For the safety of occupiers, bonfires, paraffin heaters, incinerators, pyrotechnics and other external fires are not permitted on the Park.
6. No explosive materials may be kept on the Park.
7. No guns, firearms or other offensive weapons may be kept on the Park except where you hold a valid licence from the appropriate authority. In such case you must take all necessary precautions to keep the weapon stored safely. No such weapons may be used on the Park at any time, even where you hold a valid licence.
8. You or your guests must not damage, remove or interfere with any equipment, property, flora or fauna on the Park which is owned by us or by any third party.
9. You must ensure that your visitors comply with the Park rules and the site licence conditions, and do not do anything on the Park which may cause a nuisance to us or to others.
10. You are responsible for ensuring that all electrical and gas installations and appliances in your home are safe and comply with current standards.
11. You are responsible for ensuring that your pitch is maintained in a safe and accessible condition at all times.
12. Washing lines should be of the rotary type and kept reasonably screened from view.

Improvements

13. You must maintain your home in a sound state of repair and condition (including being capable of movement from one place to another without undue risk of damage) at all times.
14. If you wish to carry out improvements to your home or pitch (including planting any trees or shrubs) you must make a written request to us in advance, setting out the details of the proposed improvements along with plans/sketches of the proposed improvements. No improvements may be carried out to the pitch or to the exterior of the home without our prior written permission, which will not be unreasonably withheld.
15. You must maintain the exterior of their park home in a clean and tidy condition. Where the exterior is repainted or re-covered, you must use reasonable endeavours not to depart from the original exterior colour scheme.

Sheds and Other Structures

16. One storage shed or other structure is permitted per pitch. The size, type, material, location and design of the shed must be approved in writing in advance by us (which will not be unreasonably withheld). No shed which

exceeds 8 feet in length, 6 feet in width or 7 feet in height will be permitted. It is your responsibility to ensure that your shed is adequately maintained and kept in a neat and tidy condition at all times.

17. Any shed or other structure erected on the pitch must be made of non-combustible material, and must comply with the conditions of the Park's site licence and fire safety requirements.

Refuse

18. You are responsible for the disposal of your household waste, including garden and recyclable waste. Waste must be deposited in the appropriate bins or containers provided, which must be left in the correct location for collection by the local authority on the appropriate day. Containers must not be overfilled.
19. You must not deposit any garden waste or refuse onto the adjoining farmland, or feed any of the farm animals. Tipping is not permitted.

Business Activities

20. You are not permitted to carry on any business activities from your park home, the pitch or any other part of the Park, and you must not use the park home, the pitch or the Park for the storage of stock, plant, machinery or equipment used or intended for any business purpose.
21. You may 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 other staff, other workers, customers or members of the public calling at the park home or the Park.

Age Limit

22. No person under the age of 50 years (with the exception of the Park owner, his family, his employees and members of his employees' family) is permitted to live on the Park.

Noise Nuisance

23. Musical instruments, music players and other appliances must not be used in such a way as may cause a nuisance or disturbance to others, particularly between the hours of 10:00 p.m. and 8:00 a.m.
24. The playing of outdoor games on the Park is prohibited, nor may the Park be used as an exercise or training area.
25. In consideration to all residents, grass cutting should not take place before 10:30 am on Sundays.

Pets

26. You may not keep any pet or animal in the park home or on the pitch or the Park except for the following: