



28 November 2014

The leading name in Park Home living
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Ms L Johnson
Bromsgrove District Council
The Council House
Burcot Lane
Bromsgrove
Worcestershire
B60 1AA

Dear Ms Johnson

Dells Farm: deposit of Site Rules

Following the completion of a Site Rules consultation, I enclose the Site Rules which are being implemented. I wait to receive conformation from you of the fee for depositing the rules.

In view of the strict statutory timetable for implementing changes to park rules I would be grateful if you could telephone me on receipt in the event of any query on this letter. My telephone number is 01785 256798.

Kindly acknowledge safe receipt.

Yours sincerely

Mr A Hartley-Park Owner
Hartley Park Homes

Lodgefield Park Office | Baswich Lane | Stafford ST17 0YE

T: 01785 256 798 | F: 05603 115 128 | E: info@hartleyparkhomes.com | W: www.hartleyparkhomes.com

H A Hartley T/A Hartley Park Homes | VAT 920 0979 33

Calls may be recorded

DELLS FARM PARK RULES

In these rules:

- "occupier" means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or other agreement.
- "you" and "your" refers to the home owner or other occupier of a park home

These rules are in place to ensure acceptable standards are maintained on the park which will be of general benefit to occupiers, and to promote and maintain community cohesion. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983 (as amended)

With one exception the rules also apply to any occupiers of park homes who rent their home. The only rule which does not apply to occupiers who rent their home is rule 17 about the colour of the exterior of the home, as someone renting their home would not be responsible for the exterior maintenance.

None of these rules is to have retrospective effect. Accordingly:

- They are to apply only from the date on which they take effect, which is a date to be confirmed and:
- No occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence on that date and which would not have been a breach of the rules in existence before that date.

These rules apply (for as long as they live on the park) to the park owner and any employees, with the exception of the following rules 21, 22, 25, 27, 31, 34 & 40.

Conditions of the Pitch

1. You are responsible for the maintenance of the pitch and must ensure that it is kept in a clean and tidy condition.
2. For reasons of ventilation and safety you must keep the underneath of the mobile home clear and not use it as a storage space. One set of ladders and fishing rods are permitted to be stored under the home.
3. You must ensure that the pitch and connections to services are left undamaged when you vacate or sell the mobile home.
4. You must not, until approval in writing has been obtained from the park owner (which will not be unreasonably withheld or delayed) carry out any of the following;
 - Building works to the pitch.
 - Erection of any porches, garages, outbuildings, greenhouses, fences or other structures or means of enclosure. Unless you are replacing like for like.
 - Paving or hard landscaping, including the formation of a pond or additional parking space.
 - Planting, felling, lopping and topping of any trees or hedges. Unless in cases of emergency and you have sought the advice of and work is to be carried out by a qualified tree surgeon or horticulturist. In cases of trees and hedges situated on general park land, no work is to be carried out in any circumstances unless agreed with the park owner first.

- Erection of any pole or mast.
5. You must make reasonable endeavors to ensure that any dish or other communications receiving equipment is screened from view and at the rear of the home.

Storage

6. You must not have more than one storage shed situated at the rear of the pitch. Where you source the shed yourself, the design, standard and size of the shed must be approved by the park owner in writing (approval will not be withheld or delayed 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 8ft by 8ft.
7. You may have a storage receptacle on the pitch in addition to the shed mentioned in rule 6 and any receptacle for the storage of domestic waste pending collection by the local authority. The dimensions of the additional storage receptacle shall not exceed 160cm (W) x 90cm (D) x 119cm (H).
8. You must ensure that any shed, decking or other structure erected in the separation space between mobile homes is of non-combustible construction and positioned so as to comply with the park's site licence conditions and fire safety requirements. The separation space is the space between your mobile home and any neighbouring home.
9. Washing lines are to be reasonably screened from public view and sited at the rear of the home wherever possible.
10. You must not have external fires, including incinerators. Barbecues or similar are permitted.
11. You must not keep petrol, oil or other inflammable substances on the park except in quantities reasonable for domestic use.
12. You must not keep explosive substances on the park.
13. You must not do, or allow to be done, anything to your pitch which might breach any of the conditions of the Park owner's site licence.

Mobile Home Responsibilities / External Decoration of Mobile Homes

14. You must ensure that your mobile home, at all times complies with the statutory definition of a caravan. 'Mobile home' has the same meaning as "caravan" in Part 1 of the Caravan Sites Act and Control of Development Act 1960. (Or any definition that may subsequently amend or supersede it).
15. Only mobile homes which are of proprietary manufacture and comply with British Standard 6332 shall be sited on the park.
16. Your mobile home may not be repositioned on the pitch, until approval in writing has been obtained from the park owner (which will not be unreasonably withheld or delayed).
17. Where the exterior is repainted or recovered you must use reasonable endeavors not to depart from the original exterior colour-scheme or textured finish.
18. Your mobile home must not be sub-let or hired and accommodation must not be rented to paying guests.

19. You must not display any advertising material on the home or the pitch except for the name of the manufacturer of your mobile home. This does not include mobile home 'For Sale' boards. 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 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.

Refuse

20. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Unless it is a refuse collection day containers must be kept (wherever possible) at the rear of the home. You must not overfill containers and must place them in the approved position for the local authority collections. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch). Skips are permitted to be kept on the pitch for a maximum period of 14 days. Skips are not permitted to be kept on general park land.

Age of occupants

21. No person under the age of 55 years may reside in a mobile home, with the exception of the park owner and their family, the park warden etc.
22. No children are permitted to permanently reside on the park.

Noise / Nuisance

23. 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.
24. You must not do, or allow to be done anything which may:-
- be or become a nuisance to or cause annoyance, inconvenience or disturbance to, the park owner or anyone else who lives on or uses the park.
 - cause damage to any property belonging to the park owner or anyone else or;
 - be a criminal offence or public order offence on the park.

Pets

25. You must not keep any pet or animal on the park or on the pitch except for the following:
- Those housed in a cage, aquarium or similar and remain at all times in the home.
 - one domestic cat. You must keep any cat under proper control and must not permit it to frighten other users of the park and or;
 - one dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all). You must keep any dog under proper control and must not permit it to frighten other users of the park.
 - You must keep any dog on a leash not exceeding 2m in length and must not allow it to despoil the park.

26. These rules do not prevent the occupier 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.

27. You must not site or build a kennel for pets or animals anywhere on the pitch.

Water

28. You must protect all external water pipes (for which you are liable) from potential frost damage.

29. You must only use fire point hoses in case of fire.

Vehicles

30. You must drive all vehicles on the park carefully and within the displayed 15 mph speed limit.

31. You must not park more than one vehicle on the park unless you have suitable space to accommodate an additional vehicle on your pitch.

32. You must not park on the verges.

33. You must not park on the roads unless for the purposes of loading and unloading.

34. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park overnight, including:

- light commercial or light goods vehicles as described in the vehicle taxation legislation
- vehicles intended for domestic use but derived from or adapted from such a commercial vehicle, with the exceptions of commercial vehicles operated by the park owner and their family, the park warden etc.

35. You must hold a current driving licence and be insured to drive any vehicle you use on the park.

36. 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. Disused and unroadworthy vehicles must not be kept anywhere on the park. The park owner reserves the right to remove any vehicle which is apparently abandoned.

37. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

38. You must not carry out the following works or repairs on the park:

- (a) major vehicles repairs involving dismantling of part(s) of the engine
- (b) works which involve the removal of oil or other fuels.

39. Joyriding of cycles, motorbikes, and mopeds is strictly prohibited on the park roads

40. You are allowed to bring a caravan motorhome, campervan or other similar types of leisure vehicle onto the park from time to time for a maximum period of 24 hours. .

Weapons

41. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on the pitch or in the mobile home if you hold the appropriate licence and they are securely stored in accordance with that licence.
42. You may only keep them on the pitch or in the mobile home if the occupier holds the appropriate licence and they are securely stored in accordance with that licence.

General Matters

43. You must comply with any enactments, orders, regulations and bye-laws which relate to the park, pitch or mobile home (for example, issued by the local authority, county council, Environment Agency or Parliament.)
44. Public places / common areas and footpaths shall not be littered or despoiled in any way.
45. You are responsible for the conduct of visitors including children at all times and must ensure all visitors comply with the park rules and site licence conditions.
46. Access is not permitted on any vacant pitch. Building materials or plant/equipment must be left undisturbed.
47. Your mobile home may be used by yourself and members of your permanent household and bona fide guests only and in any event for the permanent occupation of such number of persons as shall not exceed the specified number of berths