

Mobile home site rules cover sheet

Site name: Swiss Farm, Marlow Road, Henley on Thames

Date rules deposited: 18 November 2014

These site rules are published under Regulation 16 of the Mobile Homes (Site Rules) (England) Regulations 2014. They are a copy as presented to the council by the site owner. The council accepts no responsibility or liability for any errors or omissions.

Schedule five of the above regulations lists matters which are not permitted as site rules. You can find a copy of the regulations at:
www.legislation.gov.uk/uksi/2014/5/made

PARK RULES FOR SWISS FARM PARK

In these rules:

- “occupier” means anyone who occupies a park home, whether under an Agreement to which the Mobile Home Act 1983 applies or under a tenancy or any other agreement
- “you” and “your” refers to the homeowner or other occupier of a park home
- “we” and “our” refers to the park owner.

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.

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 11 December 2014; 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 day and which would not have been a breach of the rules in existence before that date.

The Mobile Home

1. The mobile home must at all times comply with the statutory definition of “mobile home” as set out in the Mobile Home Act 1983 (or definition that may subsequently amend or supersede it)
2. You must not reposition the wheels of the mobile home.
3. You must insure and keep the mobile home insured with an organization that is registered with the Financial Conduct Authority against loss or damage by fire and liabilities to other people and property. A copy of the insurance policy should be available to be inspected by the site owner.
4. For reasons of ventilation and safety the underneath of your home must be clear and not used as a storage space.
5. The mobile home must not be sublet and accommodation must not be rented to paying guests.
6. Where the exterior is repainted homeowners must use reasonable endeavours, not to depart from a similar colour scheme to that of the original.

2. The Pitch

7. You must not erect fences or other means of enclosure unless they are of a wrought iron railing type, no more than 3 feet in height and you have obtained our approval in writing (which will not be unreasonably withheld or delayed).
8. Damaged fencing must be repaired promptly and damaged panels replaced promptly.
9. You must not have external fires or incinerators, barbecues may be used provided due consideration is given to your neighbour.
10. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
11. You must not keep explosive substances on the park.
12. The planting of trees is subject to our prior written approval (which will not be unreasonably withheld or delayed).
13. You must not, without prior written consent of the site owner (which must not unreasonably be withheld) erect sheds, garages or other structures.
14. You must protect all external water pipes from potential frost damage.

Storage

15. 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 the site 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.
16. The footprint of the shed shall not exceed 8 feet by 6 feet.
17. If you wish to reposition the shed on the pitch approval must be obtained from the site owner in writing (approval will not be withheld or delayed unreasonably).

Refuse

18. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service.

19. 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)

Business Activities

20. 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 other staff, other workers, customers or members of the public calling at the park home or the park.

Age of Occupants

21. No person under the age of 50 years may reside in a park home.

Noise Nuisance

22. 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 8am.

8. Pets

23. You must not keep any pet or animal except the following:
- a. Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all);
 - b. Not more than 2 domestic cats.
 - c. Any small pets or animals that are housed in a cage, aquarium or similar and remain at all times within your home.
24. You must keep any dog or cat(s) under proper control and you must not permit it to frighten other users of the park, or despoil the park.
25. You must keep any dog on a leash not exceeding 2m in length.

Note

These rules do not have retrospective effect. If the keeping of the pet complied with the previous rule, an occupier will not be treated as being in breach when

these rules take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.

Note

The express terms of a homeowner's agreement contain an undertaking on the part of the homeowner not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other occupiers at the park and this undertaking extends to the behavior of pets and animals.

Vehicles and parking

26. You must hold a current driving licence and be insured to drive any vehicle you drive onto the park. You must also ensure that any vehicle you drive on the park is taxed in accordance with the requirements of the 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; or
 - b. works which involve the removal of oil or other fuels.
29. You must drive all vehicles on the park carefully.
30. You must not park anywhere except in permitted parking spaces.
31. You must not park more than one vehicle per occupier on the park.
32. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
 - a. light commercials or light goods vehicles as described in the vehicle taxation legislation; and
 - b. vehicles intended for domestic use but derived from or adapted from a commercial vehicle.
33. You must not park or allow the parking of motorhomes or touring caravans on the park.
34. You must not allow your friends and family to park their vehicles on the park and leave them there whilst they are away from the site for a period more than 10 hours.

Weapons

35. 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 your home if you hold appropriate licence and they are securely stored in accordance with that licence.

Miscellaneous

36. Access to vacant pitches is not allowed.
37. Litter must not be dropped.
38. Fire fighting and safety equipment must not be interfered with or used except in case of emergency.
39. Each home shall have and keep a dry powder type fire extinguisher with a capacity of not less than one kilogram. Other types of extinguisher can be dangerous in a confined space.
40. You must not do, or allow to be done, anything which might breach any of the conditions of the site owner's site licence. A copy of the site licence is on display in the park's notice board.