

## Mobile home site rules cover sheet

Site name: Bigwood Mobile Home Park, Sugworth Lane, Radley OX14 2LL

Date rules deposited: 9 September 2016

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](http://www.legislation.gov.uk/uksi/2014/5/made)

Site rules are below.



# **Big Wood Park**

## **Site Rules**

### **Preface**

Big Wood Park aims to provide an attractive and peaceful site where residents may peaceably and quietly enjoy their later life as part of an amenable community. To help achieve this, the following rules have been set.

In these rules:

- "occupier" means anyone who occupies a park home under an Agreement to which the Mobile Homes Act 1983 applies.
- "you" and "your" refers to the homeowner or other occupier of the 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 the 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 1<sup>st</sup> October 2016.
- 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.

### **Condition of the Pitch**

- 1 For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
- 2 You must not erect fences or other means of enclosure unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed). You must position fences and any other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements.
- 3 You must not have external bonfires, including incinerators.
- 4 You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
- 5 You must not keep explosive substances on the park.
- 6 You must not make any improvements to the pitch unless you have obtained our prior written approval (which will not be withheld or delayed unreasonably).
- 7 You must keep the pitch neat and tidy and not allow plants or trees to become overgrown or cause nuisance to neighbouring pitches or to any meter boxes or service conduits which are buried beneath the pitch.

- 8 Whilst we shall maintain the access ways, site boundary fences and trees, you must assist us in this duty by informing us in writing of any hazards or causes for concern.

### **Storage**

- 9 You must not have more than two storage sheds on the pitch. Where you source the shed yourself the design, size and standard of the shed must be approved by the park owner via written permission (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.
- 10 You must not have any storage receptacle on the pitch other than the sheds mentioned in rule 9 and any receptacle for the storage of domestic waste pending collection by the local authority.
- 11 You must ensure that any shed or other structure erected in the separation space between park 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 the park home and any neighbouring home.

### **Refuse**

- 12 You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections.
- 13 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). The containers shall be reasonably screened from public view.

### **Business Activities**

- 14 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.
- 15 You are not permitted to use the park address as a business address.

### **Occupants**

- 16 No person under the age of 50 years may reside in a park home.
- 17 You are responsible for ensuring that any visitors, including children, comply with these park rules.

- 18 You are only permitted to allow visitors to stay for a maximum of 6 weeks in any calendar year.

### **Noise Nuisance**

- 19 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.

### **Pets**

- 20 You must not keep any pet or animal except the following:
- a) Pets that are not free to roam the park such as caged birds, fish in aquaria or ponds and the like
  - b) Not more than 2 dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all).
  - c) Not more than 2 cats
- 21 You must keep any dog or cat under proper control and must not permit it to frighten other users of the park, or to despoil the park.
- 22 You must keep any dog on a leash not exceeding 1m in length.

### **Note**

The express terms of a homeowners' agreement contain an undertaking on the park 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 behaviour of pets and animals.

### **Note**

These rules do not have retrospective effect. If the keeping of the pet complied with the previous rules, 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.

- 23 Nothing in these park 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.

### **Water**

- 24 You must protect all external water pipes from potential frost damage.

### **Vehicles and Parking**

- 25 You must drive all vehicles on the park carefully and within the displayed 10 mph speed limit.
- 26 You must not park more than 2 vehicles on the park.
- 27 You must not park on the roads or grass verges.

- 28 You must not park anywhere except in the permitted parking spaces within your pitch. The use of visitor parking spaces by occupiers is not permitted.
- 29 Other than for loading and unloading, you must not park or allow the parking of touring caravans or motorhomes anywhere on the park (including any individual pitch).
- 30 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 commercial or light goods vehicles as described in the vehicle taxation legislation; and
  - b) Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
- 31 Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
- 32 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.

### **Weapons**

- 33 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 the appropriate licence and they are securely stored in accordance with that licence.

### **External Decoration**

- 34 You shall maintain the outside of your 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.

### **Insurance**

- 35 You shall maintain adequate insurance cover for your park home and third party liability.

*Revision status – revision 1  
for implementation 1/10/16  
No changes from draft for consultation.*