

Mobile home site rules cover sheet

Site name: Ladycroft Park, Berry Lane, Blewbury, Didcot OX11 9QN

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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

Ladycroft Park Rules

The following rules of occupation are for the good management of the park and the benefit of all who use them. These rules are Express terms of the agreement, by which you occupy your pitch in accordance with the current Mobile Homes Act .

The rules have not been compiled to place unnecessary restrictions on residents, but rather to ensure that they may live peacefully and safely in unspoiled surroundings. As park home residents live in closer proximity with other residents than house dwellers, certain rules have been compiled for the residents; interests, others for safety reasons and others necessary to preserve the visual amenities of the park. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a harmonious safe community.

1. Only Mobile Home of Proprietary manufacture which conforms to the definitions contained in the site license & control of Development Act 1960, the caravan Sites Act 1968 and the Mobile homes Act 1975/1983 will be allowed to be sited upon the park.
2. Mobile Homes must be kept in a sound & clean condition, decoration and external colour must be maintained. Wheels must not be removed, nor the Mobile Home be repositioned. No external alterations or additions to the Mobile Home or Pitch are permitted without prior written approval of the Site Owners.
3. The occupier/s is responsible for the cleanliness of the Pitch.
4. Rent is to be paid monthly on the first of each month, via Direct Debit or Chq, electricity meters will be read & Invoiced quarterly
5. The Mobile Home may be used by the occupier and members of his/her permanent household bona fide guests ONLY, (In any event must not exceed to occupy such number greater than specified number of berths.)
6. Occupiers are responsible for ensuring that both internal electrical & gas installations & appliances comply at all times with the requirements of the Institute of Electrical Engineers and/or other Appropriated Authorities.
7. The Occupier must not permit wastewater to be discharged on to the ground.
8. The occupier is responsible that all household refuse is deposited in approved containers, which must not be overfilled, rubbish to be left for collection no sooner than the evening before it is due for collection.
9. Musical instruments, radio & other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 22.00 and 08.00
10. In the interest of safety, the use of petrol or paraffin appliances is strictly prohibited & no storage of said liquids or appliances is permitted in the Mobile Homes, Sheds or garages.
11. Storage sheds, fuel bunkers or other structures are only permitted with the approval of the Site Owners. All existing wooden sheds must be replaced with new metal type sheds upon the assignment of a sale(either by new or existing residents)
12. Private gardens must be kept neat & tidy and gardens must be left intact when the occupier vacates the pitch.
13. The occupier is responsible for the conduct of children in his/her custody and that of visitors.
14. It is forbidden to carry an offensive weapon or interfere with, or disturb any flora & fauna on the park.

15. Everyone using the Park is required to comply with regulations on the site license, water authority or any other statutory authority.
16. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.
17. No poultry or dogs categorised in law as being dangerous dogs shall be kept on the park. Any other dogs must be kept on a lead at all times whilst on the park and the results of any dogs fouling in the park must be removed immediately.
18. Only one vehicle may be parked in the separation distance between homes.
19. Vehicles must not be driven by unlicensed persons or in a way cause annoyance to others. They must be kept to the roads (which must not be obstructed) & the authorised parking spaces. They must be taxed & insured as required by LAW. Vehicles must be parked in marked parking areas only. No vehicle other than a private motor car or motor cycle may be kept on the Park. No commercial vehicles are allowed. The speed limit of 10mph must be observed at all times by residents & visitors.

