

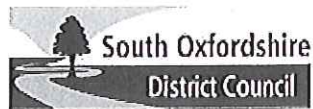
Mobile home site rules cover sheet

Site name: Pebble Hill Mobile Home Park, Radley

Date rules deposited: 22 October 2015

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



Listening Learning Leading



New Mobile Home Park Rules 2015

The following rules of occupation have been compiled for the good management of the parks and to promote and maintain community cohesion for the benefit of those that use and visit them.

These rules are incorporated into your Agreement and breach of any of these rules is therefore a breach of the Agreement.

Definitions – for the purpose of this document the following definitions apply;

The council – refers to both Vale of White Horse District Council and South Oxfordshire District Council

The Occupier – refers to the person/ s registered with the council as the legal owner/s, with whom the council has a contractual agreement binding them to adhere to the Implied and Express park rules.

The Park – refers to Foxhall Manor Park, Pebble Hill Park and Woodlands Park as appropriate to the occupier.

The Separation Zone – an area of six metres space between mobile homes which must remain clear of flammable structures or materials.

1. Mobile Homes

1.1 Only mobile homes of proprietary manufacture, that comply with BS 3632, 1999 or later, that have been approved by the council may be brought onto the park. All mobile homes must at all times conform to the definition of a mobile home or caravan under the Caravan Sites and Control of Development Act 1968 (as amended) and the Mobile Homes Act 1983.

1.2 The occupier may only place the mobile home in a situation or position that fits in accordance with the Model Standards.

1.3 Homes must be kept in sound and clean conditions, and external decoration must be maintained. Paths, steps, decking and walkways should be maintained in a safe and accessible condition (including removing trip hazards).

Gardens, paths and driveways must not become overgrown with weeds or plants which are likely to spread to areas outside the pitch.

1.4 Any alterations to a home, including but not limited to extensions, porches, steps, additions or replacements, must be in line with the Model Standards and must allow your

home to be defined as a mobile home or caravan in accordance with the Caravan Sites and Control of Development Act 1968 (as amended) and the Mobile Homes Act 1983.

1.5 No flammable items or materials may be stored beneath a mobile home. Flammable items or materials must be stored in a suitable housing

2. Gas, Electricity, Water and, Drains

2.1 Gas – The gas supplier is responsible for the infrastructure, connections and supply up to and including the meter. The occupier is responsible for the pipework and connections from the meter up to and into the home.

2.2 Electricity – The electricity supplier is responsible for the electricity supply and infrastructure as far as and including the meter. The council is responsible for the equipment which provides circuit protection (MCB / RCD). The occupier is responsible for all cabling after this equipment. Occupiers must not tamper with any part of the electrical infrastructure or the meter. If tampering with the meter results in a distortion of the apparent units used to the benefit of the occupier the issue will be treated as a criminal matter and passed to the police.

2.3 Water – Thames Water are responsible for the supply, pipework and connections up to the meter.

Foxhall Manor Park

The occupiers are responsible for the supply, pipework and connections from the meter up to and into the home.

Radley Parks'

The landlord is responsible for the supply, pipework and connections from the meter to the point at which the pipework comes above ground

The occupiers are responsible for the supply, pipework and connections from the ground-level, up to and into the home.

2.4 Drains - The landlord is responsible for all shared drainage and pipework below ground. The occupier is responsible for all drainage above ground.

2.5 Occupiers must ensure that there is no waste or improper use of the water supply to their pitch, and they must notify the council immediately of any leakage that may arise within the confines of the park.

2.6 In the interest of safety, no flammable items or materials including gas cylinders may be stored within the six metre separation boundary between homes unless they are contained in a fire proof box or storage unit, or contained behind a fire wall

2.7 The occupier must not permit any matter to enter WC, gullies or drains which is likely to cause blockage or damage to the park drainage infrastructure.

3. The Pitch

3.1 All homes must be placed on a concrete base which extends over the whole area occupied by the unit, and must project an additional 1 metre outwards from any doorways to enable occupants to enter and leave safely.

3.2 As the council is responsible for the maintenance of bases you may not make any changes or alternations.

4. Fences and walls

4.1 Existing wooden fences or walls on pitches may be replaced with a fence or wall of the same height. New fences or walls must not be higher than 2 metres.

4.2 Fences and walls must be maintained in good condition and appearance. Wooden fences must be treated with wood preservative solutions as appropriate. Damaged panels must be replaced as soon as reasonably practicable.

5. Trees, Hedges and Bushes

5.1 Council trees are regularly inspected and significant ones are recorded and labelled. The council will arrange all necessary work to such trees and occupiers should not interfere with them in any way.

5.2 Trees planted on pitches by occupiers both past and present are the responsibility of the current occupier and should be properly maintained and not allowed to cause a nuisance to neighbours.

5.3 Hedges and bushes must be kept trimmed so that they do not unreasonably obstruct the view of road users. In any case they will not exceed two metres in height.

5.4 Hedges and bushes must not overhang roads or footpaths. Trees must not overhang footpaths in a way which interferes with pedestrians

6. Sheds and other structures

6.1 Any new or replacement garage, car port, storage shed, fuel bunker or other structure must be made of non combustible material if it stands within the six metre separation zone between homes.

6.2 A porch attached to the home may protrude no more than one metre into the separation zone and must not exceed two metres in length and must not exceed the height of the home.

6.3 Any steps or ramps which protrude more than one metre into the six metre separation zone must be made of non combustible material. There must be a 4.5 metre clear distance between any such structure and any adjacent home.

6.4 Any windows in structures within the separation zone shall not face towards the park home on either side.

6.5 The construction or installation of a fish pond must be subject to the council's prior written approval.

7. Bonfires, Barbecues and Fireworks

7.1 Bonfires may not be lit in the park under any circumstances.

7.2 External fires may be lit for the purpose of burning untreated garden waste only and provided they are lit in a suitable fire retardant receptacle eg. Chiminea, log burner, or incinerator, and sparks must not be discharged from chimneys.

7.3 Barbecues are acceptable provided they are properly constructed and controlled.

7.4 Fireworks must not be set off within the park.

8. Waste

8.1 Rubbish or building materials must not be accumulated on the pitch and the area under the home should be kept free of any litter or obstruction.

8.2 Waste must be kept in a suitable refuse bin with a close fitting lid, or in plastic bags for refuse disposal to be placed at the side of the roadway on the day of collection (aside from assisted collections)

8.3 Rubbish not collected by a recognised and licensed refuse collector must be disposed of in an environmentally acceptable manner and not dumped on the park or surrounding areas.

8.4 The occupier must take all kinds of builders' and DIY debris, which is not suitable for normal household collection to a Household Waste Recycling Centre, or arrange to have it collected by an authorised waste carrier.

8.5 Garden waste must not be dumped on the park or surrounding land. It must be taken to a Household Waste Recycling Centre, arrange for collection by the council or another authorised waste carrier.

9. Vehicles and parking

9.1 Vehicles are only permitted on site if each vehicle:

- a) Is insured according to the law;
- b) has a valid MOT certificate where its age requires one;
- c) Is in good working order and roadworthy

- 9.2 Anyone driving on the park must have an appropriate, current driving licence
- 9.3 Each occupier must provide properly surfaced parking spaces on his pitch rather than park on the road if this can be done in accordance with the Model Standards, unless the size or shape of the pitch makes this impractical.
- 9.4 You may park on the road for the purpose of loading or unloading and for emergency purposes.
- 9.5 You may not park on the road in any place where there are double yellow lines, where your vehicle will obstruct Fire Points or impede the movement of other vehicles using the roads.
- 9.6 If any vehicle not parked on a pitch appears to the council to be abandoned or unroadworthy the council may place a warning notice on the vehicle and, if not properly responded to, the vehicle may be removed without further notice or liability or compensation. The owner of the vehicle will pay to the council the costs incurred in so removing the vehicle.
- 9.7 The speed limit within the Park is 10 mph.
- 9.8 You must not operate any vehicle on the park in a way which causes a nuisance.
- 9.9 Work to vehicles, must be confined to those vehicles belonging to the occupier or his household only, and must not be done outside the boundaries of the pitch.
- 9.10 You may not park touring caravans, boats or trailers any where on the park including your own pitch if the council has provided a specially allocated site for the parking of such vehicles. If no such specially allocated place exists on the park you may park them on your own pitch provided that they are not parked closer than six metres to a neighbour's home or two metres to a road.
- 9.11 No vehicle of any kind must impede escape in case of fire and all entrances and exits to the park must be kept clear and passable at all times.

10. ANIMALS

- 10.1 Poultry, pigs and similar livestock may not be kept on the Park.
- 10.2 Pets may be kept providing that their numbers or behaviour are not a nuisance to other occupiers, including but not limited to persistent barking, crying or howling.
- 10.3 Dogs must be kept on a lead when being walked within the park.
- 10.4 Dogs must not be allowed on to specifically designated children's play areas, or allowed to foul the footpaths and/or verges. Owners of pets must dispose of their pets waste in bins (where provided) or otherwise properly dispose of the waste, having regard to the health of others.

10.5 If a resident repeatedly allows their pets to cause a nuisance by not adhering to any of the above rules, the council can ask for the removal of the animal/s from the park permanently.

11. Businesses

11.1 Any businesses run from the mobile home or pitch must not increase the number or frequency of vehicles using the roads or communal parking spaces.

11.2 No businesses will be allowed to disturb other occupier's peaceful enjoyment of their homes.

11.3 No business will be allowed which requires higher than normal domestic use of amenities or that creates a higher than normal domestic level of waste product.

11.4 No businesses will be allowed which would involve bringing on to the park any vehicle of a size or type in excess of light commercial.

12. MISCELLANEOUS

12.1 Occupiers are responsible for the conduct of their guests and family and therefore liable for any breaches of the rules by said guests.

12.2 There must be no littering on the park.

12.3 Musical instruments, or any electrical or non electrical appliances, must not be used in such a way as to cause nuisance to others, in particular between the hours of 10pm and 8am.

12.4 Fire fighting and other safety equipment must not be interfered with or rendered otherwise inaccessible or used except in the case of an emergency.