



HOUSE OF COMMONS

LONDON SW1A 0AA

20th September 2022

Jean Contilient

RE: PARK HOME OWNER'S 'JUSTICE' CAMPAIGN

Thank you for your recent correspondence in respect of the Park Home Owners 'Justice' campaign; your comments upon which I have read with great interest.

As I understand it, park homes are an attractive choice for some people; for example, older people downsizing from conventional family homes. Sadly, as I recognise you are aware, not all sites are managed well, and evidence shows that some site owners do not meet their responsibilities or respect the rights of residents.

That is why regulations have been introduced to improve the management of park homes and other caravan sites. Measures include an assessment that the person responsible for managing the site is suitable to do so and of good character, which will help target and remove the worst offenders from the sector. The test will be useful for enforcement action against unscrupulous site owners and will help protect residents of park homes and other residential caravan sites, many of whom are elderly and vulnerable. Site owners were required to submit applications by the 1st October 2021.

I would like to assure you that under the new system, local authorities must maintain a register of people who are fit and proper to manage a park home site in their area. Applicants for registration are screened on possible criminal records and site owners can face unlimited fines under the regulations. Offences include operating a site without being on the local authority register, breaching the conditions attached to an entry on the register, and providing false information in an application.

More broadly, I know many would like to see further changes to the ten percent commission of the price of a mobile home upon sale. Government-commissioned research has been undertaken by the University of Liverpool to gather data on this issue, in order to have a solid evidence base for any potential changes. I understand that the final report is being reviewed by the Department for Levelling Up, Housing and Communities. The research is publicly available at:

<https://www.gov.uk/government/publications/mobile-homes-the-impact-of-a-change-in-the-maximum-park-home-sale-commission/the-impact-of-a-change-in-the-maximum-park-home-sale-commission-executive-summary>.

Please be assured that I want to see an improvement in protections for park home residents and these regulations are an important step towards delivering that.




Further, I appreciate you sharing your concerns with me about pitch fees and that you would like to see the basis of the annual maximum increase on monthly pitch fees changed from the Retail Prices Index (RPI) to the Consumer Prices Index (CPI). As you may know, residents and park owners can apply to the First-Tier Tribunal if they cannot agree on an appropriate pitch fee. I know that the Government remains committed to improving the protections for park home residents, which includes changing the pitch fee review inflationary index.

It is my understanding that primary legislation will be introduced to change the pitch fee review inflationary index from the RPI to the CPI when the parliamentary timetable allows. This will amend and clarify the definition of a pitch fee and prevent the use of variable service charges in written agreements.

I am a strong advocate for improving protection for park home residents. While I was unfortunately unable to attend the meeting on the 19th September 2022 owing to prior commitments in the House, I can assure you that I will continue to speak out for park home residents here in Corby & East Northamptonshire and will ensure that your concerns are heard.

Once again, thank you for having taken the time to contact me and if I can ever be of any further assistance to you, then please do not hesitate to contact me again.

With best wishes,


TOM PURSGLOVE MP
MEMBER OF PARLIAMENT
CORBY & EAST NORTHAMPTONSHIRE