

2014 PARK RULES FOR LANSDOWNE PARK

Introduction

In these rules:

“Occupier” means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement.

‘We’ and ‘our’ refers to the park owner.

The following 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 and to facilitate effective estate management. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983 (as amended). These rules are designed to ensure that everyone on the park may live peacefully in unspoilt surroundings, and have not been compiled to place unnecessary restrictions on Occupiers. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a happy community.

In considering any request for approval to carry out any improvement works, we shall have regard to all the circumstances, including the conditions of the site licence, weight of any proposed works and their likely effect (if any) on the mobile home and the pitch and the base on which the mobile home is stationed, neighbouring homes, drainage and risk of flooding, and the amenity of the site.

Certain rules do not apply to Occupiers who rent their home, as someone renting their home would not be responsible for the maintenance of their home. These rules include 1a, 1c and 7a.

None of these rules are to have retrospective effect. Accordingly:

- They are to apply only from the date on which they take effect, which is 4 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 date and which would not have been a breach of the rules in existence before that date.

These rules also apply (for so long as they live on the park) to the park owner and any employees, with the exception of the following rules 1g, 3b, 4b, 5f and 5g.

Maintenance of Acceptable Standards on the Park.

1. In order to ensure acceptable standards on the park, every Occupier must maintain their pitch and mobile home in a clean and tidy condition and keep their homes in a sound state of repair. To facilitate these requirements:

- a. Any mobile home must be maintained at all times in a condition whereby it is capable of being moved from one pitch on the site to another.
- b. The Occupier must not, without the prior approval of the site owner (which must not unreasonably be withheld or delayed) carry out any of the following improvements to their plot excepting any repairs or maintenance:
 - (i) Any improvements to their plot which may undermine or damage the base of the home,
 - (ii) The erection of any garages, outbuildings, or other structures,
 - (iii) The erection of any free-standing pole, mast, wire, dish or communications receiving equipment on the pitch.

- c. The Occupier is responsible for maintenance of services beyond the point of supply. The site owner's obligations is to supply services to the Occupier's pitch or to the mobile home and are deemed to cease from ground level upwards with respect to the sewerage system, from the connection point of the meter for the electrical system, and, after the stopcock for the water supply to the home.
- d. Only one storage shed is permitted on each pitch not exceeding dimensions of 6' x 4' or a maximum footprint of 24 square foot or metric equivalent of 2.58 metres square. The design, size and standard of the shed must be approved by the park owner, in writing (approval will not be withheld unreasonably), and so positioned as to comply with the park's site licence conditions.
- e. Only one greenhouse is permitted on each pitch not exceeding dimensions of 6' x 4' or a maximum footprint of 24 square foot or metric equivalent of 2.58 metres square. The design, size and standard of the greenhouse must be approved by the park owner, in writing (approval will not be withheld unreasonably), and so positioned as to comply with the park's site licence conditions.
- f. Erection of fences or other means of enclosure are not permitted unless they are picket fence, no more than one metre high and are in keeping with the open plan character of the park, and must be approved by the park owner in writing (approval will not be withheld unreasonably). Fences and any other means of enclosure must be positioned in keeping with the adjacent homes.
- g. No persons under the age of 50 years may reside in a park home, with the exception of the park owner(s) and family members and any employee of the park.
- h. Any improvements to the plot or home and any building works undertaken must comply with the park's site licence conditions, local authority regulations and fire safety requirements.

Waste Disposal

2. In order to ensure acceptable standards on the park, every Occupier must dispose of their waste and refuse responsibly. To facilitate these requirements:

- a. The Occupier is responsible for the correct disposal of all household, recyclable, garden and other waste in approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position for the local authority's regular collections.
- b. The deposit of any waste or refuse or un-roadworthy vehicles on any part of the park is strictly prohibited. Disused/un-roadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle or item which is apparently abandoned.
- c. Discharging motor oils and other fuels of a similar nature, paint, solvents, toxic fluids into the drains or anywhere on the park is prohibited.
- d. An Occupier whose dog fouls the park must clear up after their dog.

Promotion of the peaceful coexistence of all park users.

3. Every Occupier must not do anything, or allow anything to be done on the park which causes a nuisance to any other park users. To facilitate this requirement:

- a. The Occupier must not create excessive noise including any form of musical instruments, MP3 players, CD players, radios, television or any other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10:30pm and 8:00am.
- b. The Occupier must not use their park home or pitch (or any part of the park) for any business purpose. However an Occupier is at liberty to work individually from home by carrying out any work of a type which does not create a nuisance to other Occupiers and does not involve other staff, other workers or members of the public calling at the park home or the park, with the exception of the park owner(s) and any employee of the park.
- c. Not more than a total of 2 pet dogs or cats per household are permitted (excluding a dog of any of the breeds subject to the Dangerous Dogs Act 1991 which are absolutely prohibited). Any dog must be kept under proper control and must be kept on a leash on the park. All pets must be kept under proper control and must not be permitted to frighten other users of the park and must not be allowed to despoil the park.

- d. Water, including waste water and run-off water from each Occupier's pitch should not be discharged on the ground in such a way as to cause damage to park property, contribute to flood risk or cause a nuisance to other park users.

Promotion of park safety for the benefit of all park users.

- 4. All Occupiers must take all reasonable steps to promote safety on the park including (but not exclusively):**
 - a. The underneath of each home is to be kept clear and well ventilated and not used as storage space.
 - b. The Occupier must not interfere with any park property including maintenance vehicles, work and storage sheds, or service infrastructure including electrical supply, and drainage, water and sewerage systems. No Occupier must enter or disturb vacant pitches. Fire point equipment and hoses may only be used in the case of an emergency.
 - c. Guns, firearms or offensive weapons of any description must not be used on any part of the park.
 - d. Disconnection and removal of a park home shall only be carried out by a competent experienced contractor at the Occupier's expense.
 - e. No trenches, holes or pits of a depth greater than 1 foot (30cm) shall be started without prior verification of the position of power cables, pipes, and other sub surface infrastructures.
 - f. The Occupier is responsible for the conduct of any visitors and deliveries to their home.

Vehicles, Parking and Road safety.

- 5. Every Occupier must minimise the risks of vehicular accidents on the park and to allow safe access to other park users and moreover emergency vehicles. To facilitate these objectives:**
 - a. All vehicles must be driven carefully, adhere to displayed traffic signage, and not exceed the displayed speed limit on the park.
 - b. Parking is not permitted on roads, turning circles or grass verges.
 - c. Parking is only permitted in authorised parking spaces.
 - d. All vehicles used on the park must be taxed, insured, and be in roadworthy condition as required by law (Road Traffic Act and any replacement legislation).
 - e. All drivers on the park must hold a current driving licence for the category of vehicle driven on the park.
 - f. Other than for delivery of goods and services, commercial vehicles of any sort may not be parked on the park, including; light commercial or light goods vehicles as described in the vehicles taxation legislation, vehicles intended for domestic use but derived from or adapted from commercial vehicles, and any recreational vehicles such as caravans and motor homes. The exception to this rule is the use of commercial vehicles operated by the park owner(s) or park employees.
 - g. No major vehicle repairs including the dismantling of the part(s) of the engine should be undertaken on the park.

Fire Precautions.

- 6. Every Occupier must take all reasonable measures to prevent and mitigate fire risks including (but not exclusively):**
 - a. External fires, including incinerators, are not allowed.
 - b. Inflammable substances may not be kept on the park except in quantities reasonable for domestic use.
 - c. No explosive substances may be kept or used on the park.
 - d. All park homes must be equipped with a suitable fire extinguisher/blanket which conforms to the relevant British standard.
 - e. All gas systems and gas storage cylinders must be maintained and used in accordance with the Gas Safety (Installation and Use) Regulations 1998 or subsequent legislation.

- f. Any structure, including sheds and fences, erected in the separation space between park homes must be of non-combustible construction. The separation space is that space between 2 park homes. *Upon assignment of a home, any shed that is constructed in combustible material must be replaced with a shed of non combustible material as per 1 d.*

Water conservation, drainage and sewerage system integrity, management of flood risks.

7. **Every Occupier must take steps where ever possible to conserve water and protect the water supply, and to avoid any action which may damage or impair the water drainage and effluent system, or contribute to flood risks. To facilitate these requirements:**
 - a. All external water pipes must be lagged against potential frost damage; the Occupier will be liable for any loss of water due to their failure to do so or from any other failure of the plumbing of the home for which the Occupier is responsible.
 - b. The use of hoses, instructions as to water consumption and discharge of waste water and effluent must be in accordance with best practice guidelines and directions given by the water company supplying the park.
 - c. No items should be placed into the sewerage system which could cause a blockage.
 - d. The Occupier must not plant trees that could interfere with the drainage or sewerage pipes and which could contribute to flood risk, and without the prior approval of the site owner (which must not unreasonably be withheld). All shrubs, and trees planted by the Occupier or previous Occupiers must be maintained to a height of not more than 2 metres and will be the responsibility of the Occupier.
 - e. Occupiers must not construct hard landscaping improvements or ponds which could interfere with surface water run-off and which could contribute to flood risks, and without the prior approval of the site owner (which must not unreasonably be withheld).