

**Communities, Equality and Local Government Committee  
Regulated Mobile Homes Sites (Wales) Bill  
RMHS 1 Anonymous**

*Dear Committee Members,*

*I Whole heartily agree with the new act!*

*But I and many many more residents believe that the 10% commission on sales needed to be on the agenda!*

*Why oh why did this happen?? The English Parliament who passed this act back in the 80s would put it to you that owners can charge between 0 and 10%!*

*How naive of the person or persons who thought that any owner would charge less than 10%?*

*So I sell my home,(bought new from our site owner) And get charged the full 10%!*

*The same home could be sold again later,once twice, ma-by more? So it dose not take to much to work out that the 10% ( I say 10 because I do not know of any other site owner in the UK who charges less?) is a total RIP OFF OF,AND IN MOST CASES PENSIONERS,WHO BY THE WAY HELP TO FREE UP HOUSES FOR OUR YOUNGER GENERATION!!*

*Peter Black at the last meeting in Llandridnod Wells was given the opportunity to tackle this, and after stating 5 minuets before that Pitch Fees cannot be put up above the September Index Rate. Goes on to say that if the commission was abolished or lessened then site owners would resort to raising Pitch Fees???? Does Peter not know that that would be unlawful An owner would also have you believe that his or her main income is from this commission Absolute and utter rubbish ! They make there living from Factory Price to the price they sell to buyers ! One only has to check it out, and you will see that between £80,000 and over £100,000 is a regular profit! So please go and check it out for your selves And secondly from Pitch Fees, because in many cases they do NOT abide by there obligations in the Written Statement in maintenance of the Park Home Site (And that certainty applies to my site [REDACTED] In access of £3000 per month from the residents for what??? Nothing is done, and while I'm at it,we also pay B Rate Council Tax,which of course should be A!!! £2,753 per year, for what?? No site maintenance, and not much from the council, who by the way do not know how to police a SITE LICENCE WHICH WAS ISSUED BY THEM??? And as mentioned, many many more believe that the 10% Commission is an absolute con!! (Pensioners being taken for a ride again)!! I do believe that you and Focus Wales are doing a fantastic job in at last realizing that we as senior citizens are being treated like dirt by some of these unlicensed people who own Park Home Sites! But I cannot emphasis enough that the 10% commission on sales must be looked at not in the next 3 or 4 years, but NOW??*

*Kind Regards,*

[REDACTED]