

**Communities, Equality and Local Government Committee  
Regulated Mobile Homes Sites (Wales) Bill  
RMHS 2 Anonymous**

**1. Is there a need for a Bill to amend the arrangements for licensing and make provision for the management and operation of regulated mobile home sites in Wales?**

FOR MANY YEARS MOBILE HOME PARKS HAD BEEN MAINLY FAMILY RUN OPERATIONS, THEIR OWNERS TREATING THEIR RESIDENTS AS FRIENDS & NEIGHBOURS. DURING THE LAST 10 YEARS MORE & MORE SITES HAVE BEEN TAKEN OVER BY UNSCRUPULOUS SITE OWNERS WHO HAVE EXPLOITED THE POOR & OUT OF DATE SITE LEGISLATION/LICENSING REGULATIONS TO DEFRAUD MANY VULNERABLE RESIDENTS OF LARGE SUMS OF MONEY AND IN MANY CASES TO MAKE THESE RESIDENTS LIVES A LIVING MISERY.

**2. Do you think the Bill, as drafted, delivers the stated objectives as set out in the Explanatory Memorandum?**

I AM PARTICULARLY IMPRESSED BY THE "FIT & PROPER PERSONS" CLAUSE.

**3. In your view, will the licensing and enforcement regime established by the Bill be suitable?**

No Response

**4. Are the Bill's proposals in relation to a fit and proper person test for site owners and operators appropriate, and what will the implications be?**

THIS CRITERIA WILL GO A LONG WAY IN DRIVING OUT THE CROOKED, ABUSIVE AND AGGRESSIVE SITE OWNERS/SITE MANAGERS.

**5. Are the amendments to the contractual relationship between mobile home owners and site owners which would result from the Bill appropriate?**

No Response

**6. In your view, how will the Bill change the requirements on site owners/operators, and what impact will such changes have, if any?**

AT LAST THEY WILL HAVE TO ACT IN WAYS THAT ARE RESPECTFUL AND CONSIDERATE TOWARDS THEIR RESIDENTS. NO LONGER CAN THEY TRY AND EXTRACT THE MAXIMUM AMOUNTS OF MONEY POSSIBLE FROM US, VIA SALE BLOCKING, TOTALLY IN-ADEQUATE SITE MAINTENANCE, MANIPULATIONS OF UTILITY CHARGING etc etc.

**7. Do you agree that the Residential Property Tribunal should have jurisdiction to deal with all disputes relating to this Bill, aside from criminal prosecutions?**

RPT's SHOULD BE MORE RESPONSIVE, CHEAPER AND (ONCE THEY HAVE ACQUIRED THE NECESSARY KNOWLEDGE ABOUT PARK HOMES) MUCH MORE EXPERT IN DEALING WITH THESE RESIDENTIAL DISPUTES THAN THE COURTS.

**8. What are the potential barriers to implementing the provisions of the Bill (if any) and does the Bill take account of them?**

CHANGES IN LOCAL GOVERNMENT LEGISLATION REGARDING THE NEW SITE LICENSES. IMPROVING THE LEVEL OF KNOWLEDGE CONCERNING PARK HOMES WITH THE LOCAL POLICE FORCE. I BELIEVE THIS BILL HAS CLAUSES INCORPORATED IN IT TO DEAL WITH THESE ISSUES.

**9. What are your views on powers in the Bill for Welsh Ministers to make subordinate legislation (i.e. statutory instruments, including regulations, orders and directions)? In answering this question, you may wish to consider Section 5 of the Explanatory Memorandum, which contains a table summarising the powers delegated to Welsh Ministers in the Bill.**

I AM NOT EXPERT ENOUGH TO PASS AN OPINION HERE.

**10. In your view, what are the financial implications of the Bill? Please consider the scale and distribution of the financial implications. In answering this question you may wish to consider Part 2 of the Explanatory Memorandum (the Regulatory Impact Assessment), which includes an estimate of the costs and benefits of implementation of the Bill.**

APART FROM THE NEW LICENSE FEE, WHICH IS JUST LIKE SIMILAR LICENSE COSTS IN MORE PROPERLY REGULATED BUSINESSES, ANY ADDITIONAL COSTS COMPLAINED ABOUT BY SITE OWNERS ARE MERELY THEIR LEGITIMATE COSTS THAT THEY HAVE BEEN AVOIDING PAYING OUT ON FOR VERY MANY YEARS

**11. Are there any other comments you wish to make about specific sections of the Bill?**

AN AWARENESS CAMPAIGN, PERHAPS VIA LOCAL AUTHORITIES, TO MAKE EVERY PARK HOME OWNER IN WALES AWARE OF THEIR NEW RIGHTS.