

**Communities, Equality and Local Government Committee
Regulated Mobile Homes Sites (Wales) Bill
RMHS 5b Residential Property Tribunal**

**EVIDENCE TO THE COMMUNITIES, EQUALITY AND LOCAL
GOVERNMENT COMMITTEE**

1. I would refer to the response of the Tribunal to the consultation on the Bill (copy attached).
2. If the Bill proceeds in its current form there are two additional points that we would add.

(a) Buying and Selling Mobile Homes:

If the effective “veto” of the site owner is removed in its entirety this may remove a number of issues that would otherwise have come before the Tribunal. This would reduce the impact on the Tribunal.

(b) Repayment Orders

The Bill as drafted envisages the Repayment Order may cover any payment made in connection with the purchase of a mobile home s 25 (5) (a). This may cover the price of acquiring the mobile home which could be many thousands of pounds.

However, the power of the Tribunal is limited in time to 12 months from the date of the application to the Tribunal. It could be envisaged that as an application cannot be made to the Tribunal until a conviction is obtained that the period of 12 months may have expired from the date of payment for the mobile home before an application is made and thought should be given as to whether this is fair to the homeowner.

Unlike Rent Repayment Orders under the 2004 Act the monies could be quite considerable.