

**Communities, Equality and Local Government Committee  
Regulated Mobile Homes Sites (Wales) Bill  
RMHS 8 Anonymous**

**Annex 1**

**Consultation Questions**

**General**

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? Please explain your answer.

Yes. I would hope that it would give Mobile Home Residents a more satisfying life style knowing that Site Operators have to follow better guidelines, too often we are treated as second class citizens.

2. Do you think the Bill, as drafted, delivers the stated objectives as set out in the Explanatory Memorandum? Please explain your answer.

Yes. Provided the Bill covers the most popular issues that many Mobile Home Residents have raised and that Local Authorities take it upon themselves to enforce problems that arise and see that the Site Operator is a 'fit and proper' person. I also feel that financial issues regarding Utility Bills and Site Fees have a 'set of rules' in that Site Operators cannot benefit from over charging, especially where LPG is supplied. What they pay the Utility Company is what the Resident should pay, no added on figure.

With regard Site Fees these should be controlled in line with RPI, Inflation or Price Indexing. As an example, site fees on my site have risen by 5% every year since I became a Resident in 1999 regardless of any other figures.

3. In your view, will the licensing and enforcement regime established by the Bill be suitable? If not, how does the Bill need to change?

I think the site licensing should cover a set period and be reviewed, for example over 5/10 years. Site Operators do not change very often and can become complacent in their role without giving a thought to their Residents. The local council should aim to consult Residents periodically to ascertain their views and any down turn in the role played by the Site Operator.

If local councils had been carrying out its duties to see that sites are being operated in a manner that should be expected from the Residents then why have some sites been allowed to deteriorate and issued not dealt with?

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?

I find this a difficult question to answer, but I would like to say that if Site Operators really proved to be an unsuitable, what will happen to a small Residential Site as I live on, where it has been in the family for over 40 years? Are you going to evict the Residents and close the site, it could give Residents a cause for concern!!! Or will we be assured that the local council will take over operating the site?

5. Are the amendments to the contractual relationship between mobile home owners and site owners which would result from the Bill appropriate? If not, how does the Bill need to change?

I would like to see various issues in the Written Agreement changed to benefit both parties. Site fees being one and it stated what figure the Site Operator should use. I have read that this should only increase and take into consideration site improvements, if none occur and the site deteriorates, what then? This should definitely incorporate site rules and changes only made after consultation, not just changed to suit the Site Operators.

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

I would hope they will see their Residents as people and not someone renting their land and, in some case, making life difficult for the Resident which has been happening if you follow cases carefully.

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? Please give your reasons.

I know very little about the RPT, although it can be used in place of going to Court and hopefully get a quicker result to any dispute. Some issues like moving a mobile home can cause upset to a Resident but if the matter is dealt with tactfully, then hopefully the Resident would not need the RPT. It sounds like it can be a good thing and make life easier knowing that it's there to be used by Residents.

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

I think the Bill will cover the majority of issues being raised by Residents.

### **Powers to make subordinate legislation**

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 do not think it necessary for Welsh Minister to make subordinate legislation unless they fully understand the complex of Mobile Home Living. All too often they just see Mobile Home Residents as 'Caravan owners'. All it needs is a small Party to deal with such issues.

### **Financial implications**

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.

Any costs involved in the Bill and passed onto the Site Owners will no doubt be passed onto the Resident some way or other, the Site Operator will make sure of that unless it is laid down that they cannot pass on costs.

### **Other comments**

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

Yes, a standard fixed Site Fee increase could be considered and not allowed to rise above the RPI, Price Index or Inflation. One of these increases should be agreed in the Bill and if the Site Operator can hold their head up and say they have made improvements then, yes, an additional cost should be implemented provided they don't get greedy.

LPG should be monitored and a governing body introduced.

I also believe that under the Site Licensing, the Local Authority should have powers to visit sites on a regular basis and pass on their recommendations, especially when it comes to Health and Safety. On my site when darkness falls it becomes totally unsafe through lack of lighting and vehicles not upholding any speed limits the site has (no signs visible), this should be addressed, seeing that Health and Safety appears to cover most areas of life today.