

NAPHR.

Established

1982

*A totally voluntary advisory service for
permanent Park Home & Mobile Home Residents*

29 November 2012

**NAPHR. Flat B
38 Abergele Road
Colwyn Bay
Conwy, N. Wales.
LL29 7PA**

Ms. Helen Finlayson
Legislation Office,
National Assembly for Wales
Cardiff Bay
CARDIFF CF99 1NA

Dear Ms. Finlayson,

MOBILE HOMES BILL

Having studied the proposed bill and watched the Committee Meeting I find there are some crucial points which I consider should be looked into.

If it is not too late to submit the following I would be grateful if you would attend to it for me.

- 1: **Electricity bills** not properly invoiced. No details whatsoever as to Meter readings or the price per unit.

There is a requirement for better instructions for both resident and site owner as some of the "good guys" are guilty of not producing proper bills.

Either an added sub section to Clause 22 (b) or an extra Clause added at the end of the Implied Terms.

- 2: **Pitch Fee Reviews.** A large majority of reviews just state "your pitch fee from January 1st will be £xxx. ." Nothing else!!! Not good enough. Site owners require to be educated as with the previous paragraph.
- 3: **Maintenance charges.** I have enclosed one example, these charges are in addition to an already sky high pitch fee. there are many others. This is why the Implied Terms should indicate what the pitch fee includes.
- 4: **Selling.** [REDACTED] frustrating sales of homes.
- 5: **Blocked drains.** A common problem, mainly caused by an elderly drainage system installed when the park was a holiday park after the last war and now unfit for purpose.

Again should be dealt with as in item 3.

Thanking you.
Yours Sincerely

Jim. Winchester.

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