

**Communities, Equality and Local Government Committee**  
**Regulated Mobile Homes Sites (Wales) Bill**  
**RMHS 22 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?**

Yes long overdue to gradually weed out Unscrupulous park owners.

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

Yes especially the sale blocking problem.

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

Anything that deters park owners from neglecting their parks and abiding by the rules will help.

- 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?**

Hopefully it will make park owners think more carefully about who they employ as managers because bad managers can ruin a park.

- 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?**

It should require them to keep the parks in a good state of repair, be open and transparent about charges ie. giving sight of park utility bills, stop sale blocking and allow residents to sell their homes more freely without harrassment.

- 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?**

An easier, cheaper and less intimidating service than going to court.

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

Uproar from park owners about changing to the CPI as opposed to the RPI as a measure for pitch fees because they will maybe lose a little bit of money. However this is a very important point to keep in the bill without any amendment because of the home owners predominantly being retired and on fixed incomes which are now pegged to the CPI.

- 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.**

The powers that the WAG have been given in this bill should enable them to enforce changes to the unlawful practices that some park owners have been getting away with for yeras

- 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.**

Many park owners will rebel at all the financial implications i.e. licensing costs, change to CPI from RPI but good park owners would not have much to fear because if they run their parks well they will not be penalised by the authorities for bad practice, the bad park owners will lose out on the profit they make from stopping residents from selling their homes.

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

Please let it go through without an amendments, it has been a long time coming and hopefully it will gradually weed out the bad owners who have made many lives a misery. The local councils and all the powers that be i.e. police, licensing authorities must start using their powers to enforce this legislation, unlike now where they have a lot of powers but choose not to use them.