

## **P-04-519 Abolition of Park Homes Sales Commission – correspondence on behalf of the Petitioner to the Chair, 10.01.13**

F.A.O.  
Mr. William Powell  
Chairman  
Petitions Committee  
Welsh Government.

Caerwnon Park Residents Association thank you for the copies of the correspondence received by you from:  
The Minister for Housing and Regeneration, Mr. Carl Sargeant AC / AM and Mr. Peter Black AM, Welsh Liberal Democrats Spokesperson on Local Government, Heritage, Housing and finance, in response to our Petition for “The Abolition of the 10% Sales Commission on Park Homes.

We would respectfully point out the following corrections and observations contained in these two communications.

### Letter from Mr. Carl Sargeant.

Paragraph 2 line 1. The 10% commission is paid to the site owner by the vendor not the “new occupier”.

Paragraphs 3 & 4. There is an implication here that site owners are free to increase the Pitch fee at their own discretion.

This is not so; the Pitch Fee may only be increased in one of two ways: Once annually by the rate of C.P.I., (formerly R.P.I.), or by agreement from the residents as an increase in maintenance charges resulting from improvements made to the Park and all such improvements having been agreed by the residents before being implemented.

### Letter from Mr. Peter Black.

Paragraph 2 lines 7 & 8. The sale of the Park Home requires no involvement of the site owner and consequently the site owner incurs no costs.

Paragraph 3 lines 3 & 4. The site owner may only increase the Pitch Fee for the reasons stated above.

Any increase to the Pitch Fee other than those allowed, and as stated above, would therefore require a change in Legislation.

We would also point out that prior to the introduction of the 10% commission in 1983 many hundreds of Park Home Sites had existed for many years presumably without affecting the “core element of the business model”.

The claim that income from sales is an important part of revenue for site owners, (apart from the sale of new homes by the site owner), may be interpreted that an unscrupulous site owner would benefit from having disenchanted residents constantly wishing to sell their property; whilst well run sites with happy residents, of which there are many, would probably only benefit from the commission on rare occasions such as death of the occupant.

Our conclusion is that the abolition of the 10% commission would have little impact on the profitability of the site owners business, that unscrupulous site owners would be unable to benefit and that the life of Park Home residents would be greatly improved as a result.

Mr. P. Roberts  
Caerwnon Park Residents Association.  
P.P. Mr. R. Mountford, Chairman.