

**Communities, Equality and Local Government Committee
Regulated Mobile Homes Sites (Wales) Bill
RMHS 10b National Association of Park Home Residents**

**National Association of Park Home Residents
Additional comments**

Q3. I consider the seller should be made aware they have an obligation to ensure the purchaser complies with the site rules regarding: age limits on the park, keeping of pets, parking of vehicles between homes Etc. Many new buyers come from large homes on self contained plots and do not understand why there are restrictions.

Q11. The initial cost of the first License fee could be recovered by the site operator from the occupiers, but thereafter the annual license fee should be regarded as a business expense borne by the site operator.

An item which we have to frequently deal with is where on older parks which used to be a holiday park, the electrical supply (15 or 30A) is not adequate for the needs of modern day living which requires a 60A supply. Site owners decide (because of power failures due to overloading) that they are going to “upgrade” to 60A. At present the Implied Terms allow them to pass on the costs of upgrades (improvements for the benefit of the occupiers) which to my mind is unfair because it is also an improvement to his assets.