

**Petition – Park Homes Lakeview Residents Association**

**EXECUTIVE MEMBER:** Councillor George Clements  
**LEAD OFFICER:** John Groves  
**REPORT AUTHOR:** John Groves

**WHAT BENEFITS WILL THESE PROPOSALS BRING TO COPELAND RESIDENTS?**

The report is presented as a requirement of the Council’s constitution, supporting public engagement in the democratic process

New legislation affords protection to residents of the Borough who live in park homes, particularly in protecting their investment in property and from less scrupulous park home site owners

**WHY HAS THIS REPORT COME TO THE EXECUTIVE?**

**(eg Key Decision, Policy recommendation for Full Council, at request of Council,etc.)**

To follow the Councils Constitution Rule 19 which specifies at 19.1 All petitions addressed to the Council shall be considered by the Executive or relevant committee at its next meeting.

**RECOMMENDATIONS:** That Executive note the points raised in the petition submitted regarding the introduction of new legislation to protect the interests of the residents of park homes, and endorses the approaches taken to publicise this legislation with those residents.

**1. INTRODUCTION**

- 1.1 A petition of 41 letters has been received from members of the Lakeland View Residents’ Association.
- 1.2 The petition seeks the Council’s support in highlighting new legislation which relates to “sale blocking” by unscrupulous park home owners. There is no suggestion that this practice has been prevalent in the numerous park home sites which accommodate several hundred park homes in Copeland. There have been recognised problems where park home owners have been unable to sell their homes, and to realise the value of their assets, when park home owners

have placed excessive and onerous requirements through ownership of the land on which the park homes are sited.

- 1.3 The petition notes considerable publicity afforded to the completion of the passage of the Mobile Homes Act 2013 through parliament, receiving Royal Assent in May 2013. The petition seeks Council support in publicising the legislation, particularly through the organisation of a Park Homes Forum.
- 1.4 A small number of individual park home owners have written to the Council on the same issue.

## **2. DISCUSSION**

- 2.1 The Department of Communities and Local Government has supported the request to publicise the new legislation through the preparation of a free leaflet available for distribution through local authorities. Councils have awareness of sites through licencing requirements. In Copeland's case this is managed through the Environmental Health team.
- 2.3 It is considered that a Forum may not be the most effective means of ensuring that individual park home owners are aware of legislation. Upon initial receipt of letters on this matter, the Council has used the website, social media and internal communications to ensure greatest possible awareness across the Council. The DCLG has been requested to provide copies of the leaflets described above. These will be passed to park home residents for distribution on site.

## **4. CONCLUSIONS**

- 4.1 Adequate publicity can be afforded in the manner described above to ensure that park home residents in the Borough are properly informed of their rights.

## **5. STATUTORY OFFICER COMMENTS**

- 5.1 The Monitoring Officer's comments are: : Council Procedure Rules require petitions to be reported to next available meeting of Executive or relevant committee. No other comments.
- 5.2 The Section 151 Officer's comments are: The proposal will ensure publicity is provided on the issue.

- 5.3 EIA Comments – there are no specific equality or diversity issues relating to this issue
- 5.4 Policy Framework - The report recognises appropriate ways to ensure publicity around the new legislation is shared using the mechanisms available. The report’s proposals are in line with the Corporate Policy Framework and support the overall delivery of the Corporate Plan 2013-15.

**List of Background Documents:**

Lakeland View Residents Association Petition