

St Albans District Council

Site Rules The Mobile Homes (Site Rules)(England) Regulations 2014

Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013.

For Occupiers of Drakes Drive Mobile Home Site, St Albans; Meadow Close, Bricketwood; Park Homes, London Colney and Woodvale Park, St Albans

1. All mobile homes must be stationed on the hard standing within the relevant plot.
2. All mobile homes must be at least 6 metres from any other mobile home, at least 2 metres from any road and at least 3 metres from the boundary of the plot.
3. An Occupier must bear all costs associated with replacing his mobile home. If damage is caused to the plot or any other part of the site during the replacement of a mobile home, the Occupier must reimburse to the Owner the cost of repairing this.
4. An Occupier must not station any caravan (other than the mobile home), boat or motor home on his plot.
5. An Occupier may run a business from his mobile home provided that he continues to occupy the mobile home as his principal residence and provided that the business activities –
 - (i) are carried on entirely inside the mobile home;
 - (ii) do not generate any noise audible outside the mobile home;
 - (iii) do not involve manufacturing, food processing or bringing hazardous substances to the mobile home; and
 - (iv) do not involve visitors likely to cause a nuisance, whether on foot or by vehicle, to the mobile home (other than for delivering/servicing equipment used to run the business).
6. An Occupier must dispose of all household and green waste he generates in accordance with the requirements of the local authority.
7. An Occupier must not deposit rubbish or litter on the site.
8. An Occupier must not light fires/bonfires.

9. An Occupier must ensure that any gas canister, outdoor patio heater, barbecue or chiminea does not create a fire hazard.
10. An Occupier must not store gas canisters, petrol cans or flammable liquids underneath his mobile home or in any shed.
11. An Occupier must maintain his plot in a tidy condition.
12. An Occupier must mow any grass and maintain any vegetation and trees within his plot.
13. An Occupier must not install a hot tub on his plot after the date on which these site rules take effect.
14. If an Occupier breaches paragraphs 1, 2, 4, 10, 11, 12 or 13, the Owner may give written notice requiring the Occupier to remedy such breach within 28 days. If the Occupier fails to comply the Owner may remedy the breach and recover the cost of so doing from the Occupier.
15. An Occupier may trim any branches of trees which overhang his plot (unless the trimming would create a safety hazard, in which case it must be undertaken by the Owner).
16. An Occupier at Meadow Close may place a skip on the grass verge for no longer than a period of two weeks. The Occupier must re-instate the verge. Subject to this, an Occupier at Meadow Close must not place any item on the grass verge. The Owner is entitled to remove any item so placed and to recover the cost of such removal from the Occupier.
17. Occupiers at other sites (other than Meadow Close) may place a skip within the curtilage of their plot for a period not exceeding two weeks.

Nuisance and criminal behaviour

18. An Occupier is responsible for the behaviour of persons living on or visiting his plot.
19. An Occupier must not cause or permit any nuisance, harassment or other antisocial behaviour.
20. An Occupier must not abuse, harass or intimidate anyone who is lawfully on the site.
21. An Occupier must not commit, or aid and abet the commission of any criminal offence on the site or in the vicinity of the site.
22. An Occupier must not keep or permit anyone else to keep unlicensed firearms or illegal weapons on his plot.

Vehicles

23. Subject to paragraphs 24 and 25, vehicles may only be left in designated parking spaces and on site roads. Where there are designated spaces occupiers are required to occupy their numbered space before occupying a visitor's space.
24. Vehicles must not be allowed to cause an obstruction.
25. At Drakes Drive and Woodvale Park an Occupier may park vehicles within his plot. Any vehicle so parked must not obstruct access to the mobile home and must be parked at least 3 metres from any mobile home on an adjacent plot.
26. An Occupier may carry out routine servicing (not involving the dismantling of the engine) of a vehicle insured in his name. Any such servicing must not cause a nuisance to other residents.

27. An Occupier must be licensed, and insured to drive any vehicle he drives on the site. Any vehicle driven by an Occupier on the site must be taxed and in a roadworthy condition.
28. An Occupier must not keep a disused, untaxed or un-roadworthy vehicle on the site.
29. The parking of large commercial vehicles is prohibited.

Improvements

30. Subject to the restrictions identified below and provided that he has obtained the prior written permission of the Owner, an Occupier may make the following improvements within his plot -
 - a. Stationing a storage shed summerhouse or garden structure. The application for permission must give details of the design and siting proposed. Permission will not be granted for any shed or summerhouse with a floor area of more than 4.5m² (or 48 square feet) or which is more than 2.13m (7 feet) in height. Any shed or summerhouse stationed between mobile homes must be of non-combustible construction.
 - b. Installing solar panels. The application for permission must give details of the size and siting proposed. Installation must be carried out to the industry standard.
 - c. Erecting a porch for the mobile home. The application for permission must give details of the design, size and siting proposed. Permission will not be granted for a porch which is more than 2m wide or 1m deep (or 1m into the separation distance) or which would exceed the height of the mobile home.
 - d. Erecting fencing and/or trellis. The application for permission must give details of the design, size and siting proposed. Permission will not be granted for a fence (including any trellis) which is more than 1.52m (5 feet) in height, although permission may be granted for a trellis which reaches a height of 1.52m (5 feet).

- e. Installing CCTV or other type of recording device. An Occupier must not allow a CCTV camera or other camera to record images of another plot or the common parts.
31. The Owner's permission will not be unreasonably delayed or withheld.
 32. In the event of the mobile home being sold or gifted, any improvement permitted as above may be transferred, provided it is in good condition.

Pets

33. Provided he has obtained the written permission of the Owner for and has installed appropriate fencing, an Occupier may keep domestic animals of the following kinds on his plot -
 - Dog (excluding a dog to which Section 1 of the Dangerous Dogs Act 1991 applies unless the dog has been exempted from the prohibition)
 - Cat
 - Bird (such as a budgie or cockatoo)
 - Tropical fish
 - Small caged rodent
 - Small non-poisonous caged reptile
 - Non-poisonous contained insect or amphibian
 - Chicken/Bantam
 - Guinea pig
 - Rabbit
34. All animals must be kept under proper control at all times. Outside the Occupier's plot all dogs must be kept on a lead and must not be allowed to foul any part of the site.
35. An Occupier must ensure that any animal he keeps does not create a nuisance.