



Department for  
Communities and  
Local Government

## Park Homes: Site licensing

A summary of proposals

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## Summary of proposals

The Caravan Sites and Control of Development Act 1960 requires all park home sites in England to be licensed by the local authority. The provisions in the Act had been in place for more than fifty years and were no longer adequate to ensure effective management and maintenance of sites.

The Mobile Homes Act 2013 has now introduced measures, which will come into force on 1<sup>st</sup> April 2014, that provide for a modern reformed local authority licensing regime to ensure local authorities are properly funded and have sufficient tools and powers to take enforcement action. In particular local authorities will be given discretion to refuse to grant a licence or transfer one from one party to another, which at present they do not have.

Although few licences are nowadays issued for new park home sites, existing sites do from time to time change ownership resulting in the change of licence holder.

In most cases a change of licence holder should not give rise for concern, if there has been a genuine change of ownership and management of the site and the new owner is competent to manage it and hold the licence.

However, the current system has been abused resulting in licences changing hands rapidly or being transferred to persons who are unable to manage a site. This can lead to the local authority being unable to take action where the licence conditions are not being complied with or the licence holder not being qualified to do what he is required to do.

The Government, therefore, proposes that in considering whether to grant a licence or approve a transfer of an existing one, the local authority must have regard to both the proposed management structures that will be put into place by the new licence holder and any outstanding licensing issues with the existing one. It may refuse to grant or transfer a licence until arrangements can be made to satisfactorily resolve any issues, including by accepting legally binding undertakings to pay outstanding debts or carry out site works required under the licence. The local authority will be able to charge a fee for considering an application for the grant or transfer of a licence.

Details of the proposals are set out in the Discussion Paper- "Site Licensing: Changing the licence holder" which also sets out the rules applying to passing on licence fees and costs incurred by the site owner to residents.

Copies can be obtained on request by e-mail to [parkhomes@communities.gsi.gov.uk](mailto:parkhomes@communities.gsi.gov.uk) . You can let us have your comments on the proposals by e-mailing that address or by sending them by post to Park Homes Policy, 1/DI Eland House, Bressenden Place, London SW1E 5DU.

The closing date for comments is **Monday 6 January 2014**

