

NORTH LINCOLNSHIRE COUNCIL

**BUSINESS, INNOVATION, EMPLOYMENT AND SKILLS
CABINET MEMBER**

PARK HOMES – MODEL CONDITIONS 2008

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To seek approval to review and update the license conditions attached to the seven Park Home sites in North Lincolnshire in line with the 2008 Model Standards.

2. BACKGROUND INFORMATION

- 2.1 Park Homes are residential mobile homes with planning permission for use all year round. In North Lincolnshire, we have seven sites with over five hundred and seventy pitches in total.
- 2.2 In 2008, new model standards for Park Homes were issued. These are the standards used to create the license conditions and are considered to be the standards expected as a matter of good practice on sites. They are important in ensuring the health and safety of the residents, the maintenance of the site and its sustainability.
- 2.3 In October 2008, the former Cabinet Member for Housing and Strategic planning approved the adoption of the 2008 standards for all new park home sites and those under re-development along with a consultation exercise to determine whether to apply them to existing sites.
- 2.4 The results of the consultation in 2009 favoured the retention of the existing conditions for all existing sites.
- 2.5 Nearly ten years after the introduction of the new standards, we are now seeking approval to review the existing license conditions for the seven sites in our area to determine whether:-
- The existing conditions are fit for purpose and enforceable under the new framework introduced by the Mobile Homes Act 2013,
 - The existing conditions reflect the best practise and legislation, in this area, such as the changes around fire safety and flood risk assessments.
- 2.6 National guidance around changing license conditions recommends that where existing conditions are adequate, they should be retained. Where changes are made, these should be justifiable.

3. OPTIONS FOR CONSIDERATION

3.1 Option one – keep the existing license conditions without any review.

3.2 Option two – review the current license conditions and upgrade to the 2008 standards were appropriate and justifiable having regard to the benefit derived from doing so and in the interests of the site residents and site owner.

4. ANALYSIS OF OPTIONS

4.1 Option one leaves us with potentially unenforceable conditions, lower standards than the current best practice and conditions that are either no longer appropriate or necessary but missing.

4.2 Option two would ensure fit for purpose and appropriate conditions to support the elderly and vulnerable living on these sites, help the sustainability of the community and improve their overall condition and management.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

5.1 There are no additional resource implications to consider.

6. OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)

6.1 An integrated impact assessment has been completed.

7. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED

7.1 This report was circulated to relevant colleagues in legal and finance and any comments received were incorporated into the report.

8. RECOMMENDATIONS

8.1 That the Cabinet Member approves the review of the license conditions applied to Park Home sites in North Lincolnshire and the upgrading of conditions where appropriate and justifiable to meet the 2008 model standards.

DIRECTOR OF PLACES

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Background Papers used in the preparation of this report:

- Minute 23 (8) of the Housing and Strategic Planning Cabinet Member of 27 October 2008 – Updated Standards for Caravan Sites