

Mobile home owners

This factsheet looks at the rights of people who live on a protected site in a mobile home that they own.

If you own a mobile home, unless you also own land, you'll need to rent a pitch on a site to keep it on.

Protected and unprotected sites

Sites are protected or unprotected. This factsheet only applies to people living on protected sites.

A protected site has planning permission that allows you to live there all year round. These sites are also known as park home sites. Unprotected sites only have permission for holiday use. You can't lawfully live on the site all year.

Your local council's planning department will tell you if a site is protected, and the site licence conditions. Privately owned sites must clearly display the licence on the site.

Statement of rights and obligations

A site owner must give you a written statement setting out your rights and obligations before you agree to buy a mobile home and rent a pitch. If you buy an on-site mobile home from an existing owner, you will be bound by the agreement they signed with the site owner.

Buying a mobile home

When you buy a mobile home the seller must give you written information which includes the:

- purchase price
- name and address of the site owner
- terms of the agreement to rent the pitch
- limits (if any) on planning permission.

Each site has its own rules, including the permitted age of residents, rules on what pets you may keep, and use of the site.

Pitch fees and other charges

You will pay a pitch fee to the site owner. This is usually paid monthly, but it could be weekly or yearly.

The fee can't be increased more than once a year. The site owner must give you 28 days' notice of any increase on a 'Pitch Fee Review Form'. This form explains your rights. If you don't agree to the increase the site owner must apply to a tribunal to set the new fee. You will have the chance to say why it should not be increased by the amount proposed.

You are usually charged separately for water, gas and electricity. You will also pay council tax to the local council. If you receive benefits or are on a low income you can apply for:

- housing benefit or universal credit to help pay your pitch fee
- council tax support.

Repairs and maintenance

You are responsible for the condition of the mobile home itself.

The site owner is responsible for repairing:

- the hardstanding your mobile home is on
- common areas
- services they supply, like sewerage.

Selling your mobile home

You can find a copy of the information you must give your buyer on Gov.uk

If you bought your mobile home on or after 26 May 2013 you can sell it to whoever you wish, but if your buyer doesn't meet the site rules they may have problems living on the site. If you bought before that date, the site owner can object if your buyer does not meet site rules on age, vehicles or pets.

Giving notice

You must give at least four weeks' notice in writing if you want to end your agreement.

Being evicted

The site owner can only evict you from the site if s/he gets a court order. A court will only make an order to evict you if it is reasonable to do so and:

- you've breached the site agreement, or
- you are not occupying the mobile home as your only or main residence, or
- your mobile home is in a poor condition and has a detrimental effect on the site.

Further advice

You can get further advice from england.shelter.org.uk/housing_advice, local Shelter advice service or local Citizens Advice. If you have nowhere to sleep tonight, are at risk of harm or losing your home within the next 2 months, call Shelter Helpline on **0808 800 4444** for advice and information on your options.*

*Calls are free from UK landlines and main mobile networks.



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Note

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