

GRANGE ESTATE

Park Rules

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07 NOV 2014

HART DISTRICT COUNCIL
HOUSING SERVICES

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02 NOV 2014

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HOUSING SERVICES

Grange Estate is managed by Fleet Caravans Limited.

Estate Information

1. Gas can be purchased at the main office side door on Mondays and Thursdays between 08:30am to 12:30pm
2. Gas deliveries during winter months are Monday and Thursday from 08:30am to 12:30pm, summer months Mondays only 08:30am to 12:30pm. The exact date of switch-over from Winter to Summer deliveries depends solely on the volume of gas bottles delivered in any given day, refer to the notices displayed on office side door.
3. Electricity cards can be purchased from the site office side door on Monday and Thursdays from 08:30am to 12:30pm. We do not provide a home delivery service.
4. Pitch fees (rent) can be paid at the main office side door on Mondays and Thursdays between 08:30am and 12:30pm. Alternatively pitch fee books can be posted through site office letterbox with payment. Pitch fees are paid in advance, we would prefer to sign all residents up for standing order or payments by debit card or cash.
5. Due to our water being metered we ask all residents to keep the use of hoses to a minimum.
6. Please be considerate when disposing of glass at our central bottle bank. There are residents living very close by, disposal time is between 08:00am and 08:00pm, not at all on Sundays.
7. Please discuss with us before you use pest control substances.
8. Should you wish to remove your home from the Grange Estate we will disconnect all services (a charge will be made for this service). You can then arrange a specialised team to remove your home from the estate. We would require one months notice in writing of your intention to end your agreement.
9. Barbecues can be used as long as they are positioned well away from the home and extinguished after use.

Site Rules Information

In these rules:

“occupier” means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement

“you” and “your” refers to the homeowner or other occupier of a park home

“we” and “our” refers to the park owner.

“estate” refers to Grange Estate.

These rules are in place to ensure acceptable standards are maintained on the estate, which will be of general benefit to occupiers, and to promote and maintain community cohesion. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

With one exception the rules also apply to any occupiers of park homes who rent their home.

The only rule which does not apply to occupiers who rent their home is rule 32 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

None of these rules is to have retrospective effect. Accordingly:

- they are to apply only from the date on which they take effect, which is a date to be confirmed and*
- no occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence on that date and which would not have been a breach of the rules in existence before that date.*

These rules also apply (for so long as they live on the estate) to the park owner and any employees, with the exception of the following rules – Rules 15, 16 & 26.

Condition of the Pitch

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
2. You must not erect fences or other means of enclosure unless they are trellis fencing up to 1.8 metres used for screening, growing climbing shrubs, and you have obtained our approval in writing (which will not be unreasonably withheld or delayed). You must position trellis fencing so as to comply with the estate's site licence conditions and fire safety requirements.
3. You must not have external fires, including incinerators.
4. You must not keep inflammable substances on the estate except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the estate.
6. Your pitch and its garden must be kept neat and tidy. To prevent flooding, the laying of concrete, paving, tarmac and shingle must be kept to a minimum and only in circumstances where you have sought our approval (which will not be unreasonably withheld or delayed).
7. You must not remove, fell, chop or damage trees, hedging or shrubs which belong to the estate. All hedging around the boundary of the estate is to be maintained by us unless agreed otherwise.
8. You must not sub-let your park home. Lodgers are not permitted.
9. A central clothes drying area is provided for the occupiers use. You are also permitted to have a washing line or rotary dryer on your pitch however it must be reasonably screened from public view.

Fire Precautions

32. It is recommended that you have in your park home a fire extinguisher, smoke alarm and a fire blanket, all conforming to the relevant British Standard.

Weapons

33. You must not use guns, firearms and offensive weapons (including crossbows) on the estate and you may only keep them in your home if you hold the appropriate license and they are stored in accordance with that license and they are securely stored in accordance with that license.

External Decoration

34. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavour not to depart from the original exterior colour scheme and seek approval by us in writing (which will not be unreasonably withheld or delayed).

Electrical

35. Electricity meters are the property of Fleet Caravans Limited. You must not interfere with the meter box in any way including creating new electrical connections. Access to the meter box must be maintained at all times to allow for emergency access, meter readings and tariff changes. You are not permitted to remove the main fuse from the meter box as this will disconnect power to other homes.

24. You must not park more than two vehicles on the estate. Where residents have two vehicles we would prefer them to be parked on their pitch. If this is not possible please park in the designated parking areas.

25. You must not park anywhere except in permitted parking areas.

26. Other than for delivering goods and services, you must not park commercial vehicles of any sort on the estate.

27. Trailers, motorhomes and caravans are not permitted to be parked on the estate unless our prior written agreement has been sought. In that case you must park the trailer, motorhome or caravan in a designated space. Payment of a rent will be required.

28. If you are a driver - you must hold a current driving licence and be insured to drive any vehicle on the estate. You must also ensure that any vehicle you drive on the estate is taxed in accordance with the requirements of law and is in a roadworthy condition.

29. Disused or unroadworthy vehicles must not be kept anywhere on the estate. We reserve the right to remove any vehicle which is apparently abandoned.

30. You must not carry out the following works or repairs on the estate:

- (a) major vehicles repairs involving dismantling of part(s) of the engine
- (b) works which involve the removal of oil or other fuels.

31. Learner drivers are not allowed to be taught to drive on the estate.

Storage

10. You must not have more than one storage shed on the pitch. The storage shed provided remains our property. Where the shed requires replacement and you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 2.4m x 1.8m (8ft x 6ft).

11. You must not have tents erected on your pitch. Gazebos can not be a permanent fixture; they can be erected for a 24 hour period once you have obtained our permission in writing (which will not be unreasonably withheld or delayed). You must position the gazebo so as to comply with the estate fire safety requirements.

12. You must not have more than one greenhouse on your pitch. Where you source the greenhouse yourself the design, standard and size of the greenhouse must be approved by us in writing (approval will not be unreasonably withheld or delayed). You must position the greenhouse so as to comply with the estate's site licence conditions and fire safety requirements. The footprint of the greenhouse shall not exceed 1.8 metres by 1.2 metres or 6ft x 4ft.

Refuse

13. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections.

14. You must not deposit any waste on any part of the estate (including any individual pitch).

Business Activities

15. You must not use the park home, the pitch or the estate (or any part of the estate) for any business purpose, and you must not use the park home or the pitch for the storage of stock, plant, machinery or equipment used or last used for any business purpose. However you are at liberty to work individually from home by carrying out any office work of a type which does not create a nuisance to other occupiers and does not involve other staff, other workers, customers or members of the public calling at the park home or the estate.

Age of Occupants

16. No person under the age of 55 years may reside in a park home with the exception of the estate director and their family or the park warden.

Noise Nuisance

17. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.

18. You must not use electrical or other powered machinery on Saturdays after 1pm and not at all on Sundays. Tradesmen and occupiers alike must not carry out any noisy works between the hours of 6.00pm and 8.00am during weekdays and not before 8.00am and not after 1.00pm on Saturdays and not at all on Sundays. Bank holidays are to be treated as Sundays.

Pets

19. You must not keep any pet or animal at the park home or on the estate except the following:

- Not more than two domestic cats. You must keep any cat under proper control and must not permit it to frighten other users of the estate, or to despoil the estate.
- Except those which are housed in a cage, aquarium or similar and remain at all times within your home.
- Nothing in rule 19 of these Park Rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an Identification book or other appropriate evidence.

Water

20. You must only use fire point hoses in case of fire.

21. You must protect all exterior water pipes from potential frost damage.

Vacant Pitches

22. Access is not permitted to vacant pitches. Building materials and plant must not be disturbed.

Vehicles and Parking

23. You must drive all vehicles on the estate within the displayed speed limit. Pedestrians have no footpaths and should be given priority.