

# Guide to buying a park home.

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## PARK HOME RESIDENTS ACTION ALLIANCE

(PHRAA)

## THE PHRAA GUIDE

## TO BUYING A RESIDENTIAL PARK HOME

Essential Information You Should Know Before You Buy.

(Or What the Adverts Don't Tell You.)

As the only National Residents Association working exclusively for Park Homeowners we receive many calls from distraught park homeowners saying "if only we had known all this before we bought our park home, we would never have done it". The following information sheet has been compiled to provide every prospective purchaser of a park home with the essential information, not available from any other publication or organisation, needed in order to enable them to decide whether a Park Home is right for them.

1&hellip;. The Park Home, otherwise known as Mobile Home, constructed mainly of wood and plastic also in common with the touring caravan towed behind a car has a metal chassis and wheels, (usually hidden behind a brick skirt when assembled on site). Although it resembles a bungalow in appearance it is not classed the same as a "Bricks and Mortar" house. It is in fact a "CHATTEL" exactly the same as a TV or a car and is purchased in the same way. All Park/Mobile Homes, whatever their size and appearance, are Officially classed by Government and Local Authorities as "Caravans" and the parks/sites they are stationed on are "Caravan Sites" operated subject to a Licence with Conditions, (Caravan Control of Development Act 1960) issued and Enforced by the Local Authority.

2&hellip;. The most important fact, which is the main cause of all the problems, to take into account when contemplating the purchase of a park home is that although you own the home the plot of land, known as the Pitch, the home is stationed on belongs to the park owner. It is virtually impossible to purchase a park home FREEHOLD and neither are the terms of occupancy Leasehold. The Terms of your occupancy of the plot of land are governed by the Mobile Homes Act 1983/ 2006 (MHA) and the Written Agreement, (Contract) with the park owner.

3&hellip;. The fact that the plot of land the park home is stationed on is owned by the park owner, gives him, backed by law, (MHA) almost absolute power over the lives of the homeowners on his land, especially if that park owner is one of the ever increasing number of "UNSCRUPULOUS PARK OWNERS" (UPO's) who are ravaging the park home industry virtually uncontrolled by law, exploiting and destroying the lives of the mainly elderly and vulnerable park homeowners who invested their life savings in the purchase of a park home having believed all the glowing advertising, smooth talking salespersons and charming park owners, promising them a life of peace and tranquillity for their Autumn years only to find out, too late, that they are now trapped into a life frequently described by desperate residents as "Prison Camps for Pensioners". All the rights (human and democratic) previously enjoyed and

taken for granted in conventional housing are taken away from you the minute you purchase a Park Home.

The following are just a few examples of the infinite number of widely exploited powers possessed by the park owner:-

- (a) Permission will be needed to put so much as a pot plant on your plot.
- (b) Permission will be needed for any work you may wish to do on your home, ie., repainting, new windows, doors etc.
- (c) Permission to have Grandchildren or relatives to stay.
- (d) Permission will be needed to SELL YOUR HOME.
- (e) Permission will be needed to form any sort of Residents Association.
- (f) The right to vote on issues concerning park matters are denied, by law, to wives, partners or others permanently occupying the home with the homeowner. The Government have decreed that only the occupier whose name appears first on the Agreement (contract) is allowed to vote.
- (g) Due to an added clause in the 2006 amendments to park home law, which states that the resident shall not do anything which may cause a nuisance to the park owner. Any resident daring to make a legitimate complaint to the park owner, however minor, or perhaps attempting to form a Residents Association etc., is now resulting in that resident being threatened with Court Action for the termination of their Agreement (contract) and could well face eviction from the park.

**BUY IN HASTE, REPENT IN LEISURE.**

Before you seriously consider buying a Park Home please, in your own interest follow the step by step guidelines and **DO NOT PART WITH ANY MONEY UNTIL YOU HAVE FULLY INVESTIGATED ALL THE POINTS SET OUT IN THE CHECKLIST BELOW.**

1 Advertisements and glowing feature write ups by the park homes owners trade organisations and trade biased reporters published in Park Home Magazines and press etc., on Park Home Life and Parks. Unfortunately Park Home advertising is exactly that, advertising, and is geared to show park home life in an ideal light, but carefully omits any mention of extra charges such as having to pay Pitch Fees because you don't own the land the home stands on, high electricity, water, sewage and maintenance charges etc etc. 10% of the sale price payable to the park owner should you sell your home. etc., Although scouring Park Home Adverts is a good place to start, they must be seen as "all that glitters is not gold";

Another place to view Park Homes is to attend one of the Park Home Shows held around the country, but again, unless you know what questions to ask, you could well succumb to the temptations presented by the beautifully displayed homes and the persuasive patter of the sales representatives. This could very well lead you to order a home there and then, paying a sizeable deposit, which you will later find is non-refundable if you later change your mind for whatever reason. It is also worth mentioning that very often the price displayed on the home is the manufacturers price, not the price you will pay once the home is sited on the park, which could be in excess of £100,000 extra. For example a home priced at £70,000 when sited could cost £170,000.

2 Finding a park

Having decided on the park home that suits your requirements or having found a home already stationed on a park ready for occupation, it is vitally important that you make absolutely certain that the park chosen is right for you and that you will be happy and contented living there for what could well be the rest of your life. Remember, once you have purchased a park home, unlike buying something from M&S you cannot take it back or sell it if you don't like it without losing a very large part of your investment. It should also be remembered that buying a park home means that you are committing your life savings, home, future life, health and happiness to the control of a total stranger, the park owner.

Before parting with any money or signing any documents

(2a)&hellip; Visit the park, preferably unannounced, and speak to as many residents as possible. Pick up the atmosphere, happy residents will only be too pleased sing the praises of a contented park. If residents are suspicious or appear reluctant to talk freely regarding conditions on the park. Beware, it could well mean there are problems.

(2b)&hellip;.If the park owner or his agent prevents, discourages, otherwise obstructs or attempts to interfere with your efforts to speak to residents or insists that he/she accompanies you or takes you to visit residents selected by him, then walk away, it is a sure sign that there are problems. No residents on a park with an Unscrupulous Owner will talk freely in the presence of the park owner or his agent.

(2c)&hellip;. If the park is obviously being redeveloped ie., older homes are being taken off and replaced with new, make sure you visit the occupiers of the remaining older homes as well as the new and ask what happened to the owners of the removed homes? Did they leave willingly receiving a fair price for their homes, or as more likely driven off with nothing? If they were driven off then do consider that should you buy a new home on that park, the same fate may well await you in 10,15 or 20 years time, by which time both you and your home are that much older and increasingly vulnerable, when the redevelopment cycle starts again.

(2d)&hellip;.If having conducted the research outlined above on the park selected you have any doubts whatsoever, walk away, don't buy. It,s better to be safe than sorry. It is also worth mentioning that although the park may be well kept with its neat rows of well kept homes, this is no guarantee that the residents are happy and contented.

(2e)&hellip;. Even the worst Unscrupulous Park Owner will appear charming and helpful when persuading you to buy his park home, but once he has got his money it wont be long before he shows his true colours.

3&hellip;. Check the Site Licence.

Having satisfied yourself that the park suits your needs it is imperative that you contact the Environmental Department / Licensing Office of the Local Council concerned and ask to see a copy of the Site Licence issued to the Park Owner which shows the status of the park, ie., Residential or Holiday use. (Please note that the term &lsquo;Caravans&rsquo; will be used throughout). Whilst there it is well worth asking the officer if there are or have been, any problems on the park. Examine this Document carefully and if in doubt ask the Officer concerned to explain its contents paying particular attention to &hellip;..

(3a)&hellip;. The Park has Planning Permission for, and is Licensed for Permanent Residential Use (Protected Site) This means that the homeowner occupies the home under the terms of the Mobile Homes Act 1983/2006 (Law governing Park Homes) permanently.

(3b)&hellip;. Ensure that the Park Owners Licence and/or Planning Permission to operate the park is not limited to a given number of years, ie., 10,20 or 30. Should this be the case then when that time expires, the park will cease to operate and all homes will have to be removed from the park.

(3c)&hellip;.. If the Licence/Planning Permission states that the park is Licensed for Holiday Use Only it means what it says, Holiday Use Only and homes cannot be used as your main residence. The Licence will also state the limited number of months, (8,9,10,11 or even 12) the park is allowed to operate during the year, which means that you will be required to vacate the home during the time the park is closed. Even if the park is Licensed for 12 months Holiday Use you still cannot live there as your main residence and many Local Councils insist that you vacate the home for stipulated periods during the year.

Never buy a Park Home or Lodge on a Holiday Licensed Park to use as your main residence however tempting the prospect may be as&hellip;..

(1)&hellip; You will have no protection whatsoever from the Mobile Homes Act as it does not apply to Holiday Homes.

(2)&hellip; The Park Owner can evict you any time he feels like it.

(3)&hellip; The Local Council can evict you for breaching the sites Planning Permission and Site Licence Conditions, which would render you homeless.

(4)&hellip;. The park Owner can impose uncontrolled astronomical Pitch Fee increases annually.

(5)&hellip;. Subject to an annual contract, which may not be renewed especially if you have complained for any reason.

(6)&hellip;. There are unfortunately many Holiday Licensed Parks where the owners have cleared off the holiday caravans and replaced them with residential type park homes so that the park is identical in appearance to a fully residential park. The homes are then either sold to unsuspecting buyers as bona fide residential park homes or prospective buyers are told by the park owner that they can occupy the homes as their main residence, providing that they give the address of a friend or relative as their main residence, to fool the Council. They will also have to vacate the home for the period when the park is closed as stipulated in the Licence.

(7)&hellip;. Another frequently used ploy by park owners to sell residential homes on Holiday Licensed parks, is to assure prospective buyers that they are quite safe as he has applied to the Council Planning Office to have his Licence changed from Holiday use to fully Residential use and claim it is sure to be granted. Don&rsquo;t fall for this one as even if he has actually applied for change of use, which is doubtful, in most cases it is highly unlikely to be granted.

(8)&hellip;. Many unscrupulous park owners have illegally changed Holiday parks to residential without either the knowledge, or permission of the Council, but once the Council find out and take action it is you, the resident who will be made homeless and liable to lose every penny of the £100,000 - £250,000 you have invested purchasing your home, when you are evicted and left with a home you cannot sell. All the park owner will receive is probably a small fine for breaching Planning Permission and be left with a park full of homes which he will be free to let out or sell as Holiday Homes. The unfortunate victim (you) will face many years of very expensive and traumatic Court Action against the park owner, who will probably have sold the park and disappeared, in an attempt to recover at least a small part of your loss.

(9)&hellip;. Many parks are a mixture of Residential and Holiday Homes and it can be very difficult to tell which part is which. Each part will have a separate Licence. When checking the Licence make sure that the particular home you are considering buying is contained within the residential section of the park, and also ensure that the home is stationed on the actual park, and not on a unauthorised extension of the park, for which the park owner does not have planning permission.

(10)&hellip;. The Site Licence will also state the number of homes allowed on the park. If the home you propose buying exceeds this number, it will not be authorised and could cause you trouble later.

However tempted you may be, never buy a park home or lodge to use as your main residence, it will only end in tears.

#### 4&hellip;. Written Statement/ Agreement. (Contract)

The Written Statement (Contract) issued by the park owner under the Mobile Homes Act 1983/2006, is a binding contract entered into between the purchaser of a Park Home and the Park Owner and contains both the homeowners and park owners rights and obligations as required by the MH Act Implied Terms (Law and cannot be altered) also any extra terms (Express Terms) inserted by the park owner. Included with, and forming part of the Contract are the Park Rules issued by the park owner which have to be complied with by the park residents, but usually not by the park owner.

It is very important to be aware that the Agreement (contract), is issued by the park owner when the home is first installed on the park, (usually from new) and once signed by both parties remains binding on the park homeowner and any future homeowner being assigned on sale to any future owner of that home, however many times it is sold throughout the life of that home. The original Agreement, (contract) also remains binding on any future park owners should the park change ownership.

(4 a)&hellip;. If, having completely satisfied yourself that, having carried out the above checks, you have found a home and park that suits your requirements, do not pay any money in the way of a deposit, either to reserve a plot or a home, until you have obtained a copy of the Agreement (contract). Under the 2005 amendments to the MH Act when purchasing a home from the park owner he must give you a true copy of the full Agreement at least 28 days before commitment. Study this carefully paying particular attention to the &ldquo;Express Terms&rdquo; and the &ldquo;Park Rules&rdquo; which often contain very restrictive clauses, and any extra or hidden charges which may be inserted. It may be advisable to find a Solicitor conversant with Park Home Law to check it for you or you could send a copy, (not the original) to PHRAA who will be pleased to inspect it for you. It is absolutely vital for your future welfare that you check this document carefully as your future life, health, wealth and happiness is at stake. However charming and helpful the park owner may appear, or however plausible his excuses may seem for failing to provide you with a copy of the Agreement (contract) before you pay any money (deposit), do not buy. Make sure that the park owner has filled in all the sections of this Agreement relating to that home, ie, his name and address, time limit (if any) on the occupancy of the home or Site

Licence, amount of pitch fee (rent for plot) any extra charges not included in the pitch fee (electricity, water, sewage etc). Do not accept a blank Agreement.

(4b)&hellip;.If buying a home from an existing resident although the 28 day clause above does not apply it is still very important that you study their Agreement (contract) before you pay any money or agree to buy as this same Agreement must be Assigned to you by the seller on completion of the sale. If the seller cannot produce this document, ie., states its lost or they have never had one, don&rsquo;t buy. It may be that the park owner will attempt to use the opportunity to illegally issue the prospective purchaser with a totally new Agreement as a condition of allowing the sale. If so, Don&rsquo;t Buy.

(4c)&hellip;. Part 1 at the front of the Contract, Agreement or as it is officially called the Written Statement under the Mobile Homes Act 1983/2006 is headed with the following statement&hellip;.. &ldquo;Important &ndash; Please read this statement carefully and keep it in a safe place. It sets out the terms on which you are entitled to keep your Mobile Home on site and tells you about your rights by law. If there is anything that you do not understand you should get advice (for example from a Solicitor or a Citizens Advice Bureau).&rdquo; or send a copy to PHRAA.

The main points which should be filled in contained in Part 1 are numbered 1-5 and are as follows&hellip;&hellip;

1&hellip; &ldquo;You have an agreement to which the Mobile Homes act applies.&rdquo;

2&hellip;. &ldquo;The parties to the agreement are :- Name and address of Park Home Occupier (Owner) Followed by Name and address of park owner underneath.

(Please note when buying new this will be the purchasers name and the current park owners name.) If buying a home privately from the homeowner the name and address will be that of the person who purchased the home from new and the name of the park owner may also differ if the park has changed ownership since the home was installed on the park from new. Subsequent homeowners names should appear on the form of Assignment appearing within in the Agreement).

3&hellip; The Agreement commenced on&hellip;.. Date home was first purchased from new.

4&hellip;. The particulars of the land on which you are entitled to station your Park Home are&hellip;. Park Homes purchased new after 18th January 2005 should state the pitch (plot) number occupied by the home complete with a plan of the pitch (plot) and its position on the park. Buyers or owners of homes stationed on the park prior to that date can apply in writing to the park owner requesting a plan of the pitch (plot) on payment of £30.

5&hellip;. The Park Owner&rsquo;s estate or interest in the land will end on&hellip;.. Pay particular attention to this clause as if there is a specific date inserted this will mean that after that date your right to station your home on that park will end and you will have to remove it. Some park owners insert a specific date in order to circumvent the security of tenure clause in the MH Act which enables them to clear the park of homes on or before that date in order to replace them with new. Never buy a home on a park where this situation exists even if the park owner assures you that he will renew the lease after the given date. In the unlikely event that the lease is extended the park owner will take this opportunity to force you to accept a new agreement (contract) which may well contain restrictive clauses and be for a very short period. Homes on parks in this situation will prove very difficult, or impossible, to sell later.

OR&hellip;..

The Park Owner&rsquo;s Planning Permission for the park will end on&hellip;&hellip; If there is a date inserted in this

section then after that date the Park will cease to be a park home site and all the residents and their homes will be removed unless the Planning Permission is extended. Again if buying on a park with this restriction do not accept the park owners assurances that Planning Permission will be extended, DON'T BUY. Should you be persuaded to invest your £100,000 plus in a park home where either or both of the above sections contain a specific date, not only would you become homeless after that date, but you would lose every penny of the value of your investment as your home becomes worthless. Once you have signed the agreement (contract) it is too late. This is why it is so vital that before paying out any money to secure the home or plot, you first carry out the checks with the Local Council outlined in section 3 above. Checking the Site Licence.

To be sure of your security of tenure ensure that both of the sections in (5) above have either been crossed out or contain the word "Permanent";

5&hellip; Further facts you should take into account &hellip;&hellip;..

(5a)&hellip;..When considering buying a new park home already sited it is very important to ascertain how long has this home been on the park. It is very common for new homes to have remained unsold and unoccupied for 2,3,4 years or more, and may have become very damp, to which unoccupied park homes are very vulnerable during the winter months or periods of wet weather, storing up possible problems for innocent purchasers in the future. As park homes are purchased from the manufacturer by the park owner it should be stressed that the manufacturers warrantee only covers the first two years, consequently will have expired during the time the home has been standing on the park before being sold to unsuspecting buyers by the park owner. To check the actual age of the seemingly new home look for the identification plate usually on the outside of the home and note the model and serial number, then contact the manufacturer or the NPHC. Gold Shield Warrantee Scheme. The first two letters of the Serial Number denote the year of manufacture.

(5b)&hellip;. When viewing a sited park home it is vital that you don't confine your inspection to the exterior and interior appearance of the home.

The most important part of a park home is the standard of construction and condition of the concrete base it stands on which the stability of the home placed upon it relies. As with any building its future depends on its solid foundations, a park home is no different. As already mentioned a park home, whatever its size, has a chassis and wheels is towed onto the base and then the whole some 2 feet plus above the base is supported by jacks placed at intervals on the concrete base. A brick built skirt is then added effectively hiding the underneath of the home from view giving the impression that the home is supported on this skirt. By using the access hatch inserted into the brick skirt, (you will need a powerful torch) check for any cracks or signs of subsidence in the base and dampness. Make sure the area of the base covers the whole of the area occupied by the home. Ensure that there are a sufficient number of jacks evenly spaced supporting the home and ventilation bricks are present in the brick skirt. Should any of these faults in the base be evident it will have disastrous consequences on the stability of the home in years to come causing severe disruption to the occupier when repairs are needed. There are no enforceable regulations governing the standard of construction of these bases so it is in your best interests to inspect it carefully. If in doubt or if unable to examine the base yourself, have the base inspected by an independent professional found by you, not the park owner. A few pounds spent before you buy could well save you heartache later. If the park owner or his agent objects to the base being inspected, don't buy, he's got something to hide.

(5c)&hellip; Do not accept any assurances, promises or other statements from the park owner or his agent that are not in writing. Do not pay any money or sign any paperwork on verbal agreements alone, however charming, helpful and persuasive the park owner is.

(5d)&hellip;. Insist that the park owner provides, in writing, a full and detailed account of the final sited price of the home, and what is included in this price, for example, inclusive of landscaping of the pitch (plot), provision of a paved car parking area, brick skirt, steps up to entrance doors, whether a storage shed and/or garage is included etc. Don't pay any money until you have this in writing.

(5e)&hellip;. Ensure that you have checked the Agreement (contract) which as already explained earlier should have been provided to you in advance to confirm the amount of the pitch fee and any other charges payable to the park owner not included in the pitch fee. If these fees are not stated in the advance copy of agreement, then insist that they are inserted before paying any money.

(5f)&hellip;. If the advance copy of the agreement (contract) was blank with none of the necessary details inserted, do not pay any money until it is fully completed to your satisfaction.

(5g)&hellip;. When paying any money to the park owner by way of a Deposit to reserve either a plot or a home, ensure that this deposit is refundable and obtain a proper official receipt there and then. Don't accept promises that it will be sent in the post or you will get it tomorrow, with an unscrupulous park owner, tomorrow never comes.

(5h)&hellip;. Agree a date with the park owner when you can move into your home and obtain this in writing. Do not pay the balance of the price until you officially get the keys and with all the siting work previously agreed completed to your satisfaction, and get a receipt. It may be very difficult to get the park owner to complete any outstanding work once he has got your money.

(5i)&hellip;. It is quite common practice for unscrupulous park owners, just as you are moving into your new park home, knowing that you are fully committed and have nowhere else to go, to arrive on the doorstep demanding extra payment of £5,000 plus by stating that the price of the home has now been increased by, for example, the manufacturer or some other dubious reason. Do not pay any extra money not previously agreed in writing.

(5j)&hellip;. Do be aware that although the Implied Terms of the Mobile Homes Act 1983/2006 state that you have the legal right to sell your park home and assign the agreement (contract) on the open market, the park owner has the right, by law, to approve the prospective buyer. Unfortunately this clause provides the unscrupulous park owner with the opportunity, using dubious methods, to effectively put off every prospective buyer you may have especially as your home becomes older, (over 10 years as stated in a Legal Question article by Alicia Dunne, Director of Policy for the National Park Homes Council, (NPHC) one of the industries governing bodies, in the Park & Holiday Homes magazine last year,) resulting in your being left with no alternative but to sell to the park owner for a few hundred pounds or stay put. Even if you can sell without interference you should also be aware that by law you will have to give the park owner 10% of the money received from the sale, which means that if you purchased a park home for £150,000 today and sold it for the same price tomorrow, you would have, by law, to give the park owner £15,000. Where the park owner actively blocks your right to sell your park home, refuses to approve a prospective buyer or fails to respond in writing to the written request for approval within the 28 day period specified, there is absolutely nothing you can do other than to take Legal Action against him, which will involve you in many months of traumatic and very costly Court Action with no guarantee of winning. It is highly unlikely that the prospective buyer will be prepared to wait or even still wish to buy knowing that there are problems with the park owner.

(5k)&hellip;. However attractive, large, luxurious and expensive (£100,000 - £300,000) park home/mobile homes or lodges are, it is still basically a wooden box on wheels, (sheds as many park owners refer to them,) and officially classed by the government as 'caravans'; stationed on 'caravan sites'; and the occupiers (homeowners) as 'caravan dwellers'; and are not covered by the Housing Act so do not enjoy the same protection or rights afforded to occupiers of conventional 'bricks and mortar'; housing.

(5l)&hellip;. From the moment you purchase a park home you entrust your life savings, future life and happiness into the hands of the park owner who owns the plot of land your home stands on. Where the park is owned by a good and caring park owner park home life can be paradise, but if that park owner is one of the ever growing band of unscrupulous park owners, who are rife throughout the industry, life can be hell, as several horrifying BBC Inside Out and Watchdog programmes exposing the abuse, exploitation, bullying and harassment of the mainly elderly residents by unscrupulous park owners who are buying up parks at an ever increasing rate, have shown. Unfortunately, although PHRAA lobbied, and continues to lobby, the government during the consultations on the recently introduced new park home law legislation for a 'fit and proper person'; vetting process to be carried out by the Local Council's before issuing a Licence to a new owner of a park, the Government in their wisdom decided against introducing this vital clause. This means that even the worst criminal can buy a park home site and the Council are duty bound to grant him a Licence to operate with disastrous consequences for the residents. (It is worth mentioning that the government insist that the park owner has the right to vet an incoming resident, but have deliberately withheld the same rights to residents or Local Authorities to vet the suitability of an incoming park owner.) PHRAA also lobbied for Local Councils to be given the power and placed under a duty to take action against the unscrupulous practices used by unscrupulous park owners against residents, again this request was ignored.

(5m)&hellip;. Much of the advertising material published on park homes advises prospective purchasers that for peace of mind, they buy a home on a park that is a member of one of the industries two trade associations, (British Holiday & Home Parks Association, BH&HPA or National Park Homes Council, NPHC) who claim to be the industries governing bodies. This they claim assures prospective buyers that their members operate their parks to a voluntary code of practice (Park Homes Charter). Although this charter may look good on paper it has no standing in law, is seldom complied with and completely ignored by unscrupulous park owners many of whom are members.

6&hellip;. PHRAA has compiled this 'Guide to buying a Park Home'; in the hope that if you are considering selling your bricks and mortar home and investing your life savings buying a park home in which to spend your Autumn years you will be better informed and be in possession of factual information, not available in any other publication, to assist you in deciding whether buying a park home is right for you. Please do read it carefully. Carry out all the checks

listed. Ask questions Don't pay any money until you are absolutely sure. If you have any doubts whatsoever, don't buy. Remember, buying a park home is probably the biggest investment you will make in your life at usually the most vulnerable time of your life (retirement). Get it wrong and you could lose a large proportion, if not all of your life savings, or even end up homeless. Doctor's Surgeries throughout the land are full of park Homeowners suffering stress or worse brought about by the outrageous treatment and dictatorial rule of residents by unscrupulous park owners. PHRAA receives pleas for help from distraught residents every day who have found too late that they have made the biggest mistake of their lives buying a park home, indeed the most frequent phrase, used by desperate park homeowners who have found that because of the ambiguity of park home law, not improved by the recent new legislation, is such that no help is available from Trading Standards, Local Authorities or the Police. "We are second class citizens living in a prison camp for pensioners"; PHRAA sincerely hopes that having followed the advice contained in this paper anyone contemplating the purchase of a park home will now possess the necessary information to make their choice and should they buy, enjoy their park home in peace and tranquility for many years to come.

Final note of caution.

Having found the home and park of your dreams with a good and caring park owner there is always the risk that that park may be sold at some time in the future and the new owner is very likely to be unscrupulous.

For further information please contact PHRAA on Tel/Fax 01902 373462 or visit our Web Site [www.phraa.co.uk](http://www.phraa.co.uk). or write to Head Office. 5.Silver Poplars, Kingswood, Albrighton, Wolverhampton. WV7 3AP

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