

## **CRAIGDENMUIR LIMITED**

### **WRITTEN SUBMISSION**

#### **Part 5 Mobile Home Sites with Permanent Residents**

We own & operate a Residential & Holiday Park park in Stepps, Glasgow, we are a family business who have been in this industry for for over 30 years, we have owned our park in Glasgow for 10 years come June of this year, this was a very run down site that had been allowed to fall in to disrepair with a lack of investment with many breaches to the site license conditions,

We have found that the fault for a majority of the problems on this site & the reasons for it being allowed to fall in to disrepair are down to North Lanarkshire Council who have in our view failed to police the site properly, re carrying out annual inspections of the site on a regular basis, on purchasing this site we approached environmental health services pointing out to them that there appear to be numerous problems with regard to breaches to the site license, the main ones being Density & Spacing with many of the homes being to close to each other this making it more possible for the risk of fire spreading, another main area of concern was the amount of fire points that where on the site being only 5, this was a short fall of 12 as there should have been 17 in total, in our view if we had not put the appropriate amount of pressure on the environmental Health Services then this site would still be in the same condition today, in our view they did not have the experience or the will to implement the required works,

We have sought to rectify the outstanding breaches by fully redeveloping this site to a 5 star standard, this has been a long haul with lots of hard work put in from ourselves, family members & of course our staff, of which we employ 12 local people plus numerous local contractors, everything that is here has had to be replaced such as the sewerage, gas, electrics, concrete bases, roads, street lighting, fire fighting equipment the list is endless, these items are to mention but a few,

When complete our site will accommodate 187 Residential Park Homes, we still have a long way to go as we are still in phase one but work is progressing well, this development is for the over 50's which allows the semi / retired the ability to be able to down size this freeing up other housing stock for younger families to locate in to the local area, which has huge benefits for the whole community as a whole,

We do now receive yearly visits from environmental Health Services & have done for the past 3 years, in our view it is a paperwork exercise as we still have a couple of outstanding matters relating to Density & Spacing with regard to some of the older homes on the site, On their last two visits over the past two years I have given them copies of our latest Fire Risk Assessment regarding a particular home, we are still awaiting a response!!

We keep hearing the reasons for all the changes in legislation & the more we hear the more puzzled we are, in our opinion if the local authorities carried out their duties in a proper manner then a lot of the problems that exist would not be there, the new

proposals for the local authority to be able to come in & do any required works in the owners absence to us is quite unbelievable, if they do not currently have the expertise or the will, then how are they going to be able to resolve the perceived problems that others say exist in absence of the owners,

The proposals to introduce time limits on the site licence would in our view be very damaging to our industry, as we often get asked by potential customers what happens to us if you go bankrupt & can you put us of the park if you feel like it, our answer is you are purchasing the home & taking a license over the land that the home sits on, the license is for an indefinite period, there is no time restriction as long as you maintain the home & the pitch, if we start telling potential occupiers that our license is only for 3 - 5 or 10 years this is in our opinion going to add a lot of scepticism on their decision to purchase, as the next question is what if you lose your license then what happens, we do not think that this will help the potential customer come to a decision to purchase, if the right frame work is put in place then the authorities already have the powers to do the work to a site that is in disrepair, if they decide to use them, if there is unacceptable behaviour from a site owner & they allow the site to fall in to disrepair, then at the pitch fee review process the residents now have the power to decrease the pitch fee, what respectable business owner would want this to happen, so it is in our interest to keep the site to the highest of standards,

Our Holiday side of the park has been awarded last year in 2013 a 5 star grading from Visit Scotland, they only grade the Holiday side of the park, a lot of this is down to the work that has been carried out from the entrance throughout the park as a whole, this is what the majority of park owners want to achieve,

To change the site licensing time limits that would effect the majority of good park operators, because of the very small minority of rogue park owners would in our view be counter productive, as it will have a negative impact on the industry & to the new purchasers that we are trying very hard to attract,

We own a small residential park in Andover, Hampshire which we have owned for over 23 years, this was also a very run down site when we purchased it back in 1991, it was fully redeveloped a number of years ago & is fully occupied, re the new site licensing proposals that are to come in to force in England re site licensing fees in April, I called the Environmental Health Services last week & spoke to a Mr Tim Blackmoor I asked him have they published a fee policy yet re proposed site licensing fees, he replied no, as he said we do not know what we are supposed to be charging for, he said we have written to the goverment to ask them to clarify what we are supposed to be charging for, as Mr Blackmoor replied we don't want to be dreaming up fees for no reason, **as he stated we do not have any badly run parks in our area** so why would we be issuing fees?

This makes you wonder if the vast majority of residents are happy on their parks, which we believe they are & only a small minority of residents have had problems, it seems like introducing time limits for site licenses is in effect is using a sledge hammer to crack a nut!! if residents are not happy then this brings negative publicity to all park owners & this is not in our interests, we do believe that residents should have the fullest protection of the

law available to them,

If site licensing should have time limits introduced then at the bare minimum it should be a least 10 years with 5 yearly reviews, but preferably not at all!!

And the requirements should be only if a park owner has been convicted in a court of law for harassment or fraud should they be considered to lose their site license,

**Craigendmuir Limited**  
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