

Terms and Conditions

By accepting these terms and conditions you are agreeing to the following:

1. YOU WILL NEED WRITTEN CONSENT OF THE SITE OWNER (WHICH MUST NOT UNREASONABLY BE WITHHELD) BEFORE CARRYING OUT ANY OF THE FOLLOWING:
 - (i) BUILDING WORKS TO THE MOBILE HOME OR THE BASE OR THE PITCH EXCEPT ANY REPAIRS OR MAINTENANCE CARRIED OUT BY YOU IN ACCORDANCE WITH CLAUSES 21(c) AND/OR 21(d) OF THE IMPLIED TERMS OF THE MOBILE HOMES ACT AGREEMENT 2013;
 - (ii) THE ERECTION OF ANY PORCHES, SHEDS, GARAGES, OUTBUILDINGS, FENCES OR OTHER STRUCTURES;
 - (iii) PAVING OR HARD LANDSCAPING INCLUDING GRAVEL/SLATE/STONE EC. AND INCLUDING THE FORMATION OF A POND
 - (iv) PLANTING, FELLING, LOPPING, TOPPING OR PRUNING OF ANY TREES; OR
 - (v) THE ERECTION OF ANY POLE, MAST, WIRE, DISH OR COMMUNICATIONS RECEIVING EQUIPMENT.
 - (vi) INSTALLATION OF CCTV CAMERAS
 - (vii) APPLICATION OF ARTIFICIAL GRASS
2. DUE TO SAFETY REGULATIONS REGARDING THE FITTING OF CHIMNEY/COWLS TO PARK HOMES, ALL REPLACEMENT ROOFS MUST BE FITTED TO STANDARDS REQUIRING FLUE AND/OR BOILER CERTIFICATE BY A GAS SAFE REGISTERED PERSON OR BUSINESS UPON COMPLETION OF THE REPLACEMENT ROOF.
3. PLEASE NOTE THAT UNDER NORMAL CIRCUMSTANCES WE ARE ONLY ABLE TO AGREE TO A MAXIMUM PAVED/PATIO AREA ON PLOTS OF 7.6 SQ.M / 81 SQ.FT (APPROX. 8' x 10') TO ENSURE ADEQUATE AREA OF STORM WATER PERCOLATION. IN ADDITION WE CAN ONLY AGREE TO FOOTPATHS OF A MAXIMUM WIDTH OF 900MM (3 FT).
4. ON RECEIPT OF THIS FORM IT MAY BE NECESSARY FOR A REPRESENTATIVE OF THE BERKELEY LEISURE GROUP LTD. TO VISIT YOUR HOME/PLOT.
5. IN CONSIDERING ANY REQUEST FOR CONSENT TO CARRY OUT ANY SUCH WORKS, THE SITE OWNER SHALL HAVE REGARD TO ALL THE CIRCUMSTANCES, INCLUDING THE WEIGHT OF ANY PROPOSED WORKS AND THEIR LIKELY EFFECT (IF ANY) ON THE MOBILE HOME, THE PITCH, THE BASE ON WHICH THE MOBILE HOME IS STATIONED, AND THE AMENITY OF THE SITE.

Guidance Notes for Park Home Refurbishment

1. Introduction

The considerations set out in Appendix A should be taken into account in the design and construction of any refurbishment.

1.1 This document is intended to avoid unsafe construction methods and prevent the use of sub-standard materials thereby affording greater protection to the home owner. It sets out what is considered as good practice in the operation of parks and refurbishment of park homes.

1.2 It must be remembered that there are at least three parties to every transaction and the home owner also has his part to play. He should make sure he understands fully the procedure to be followed when contemplating works of this kind. The home owner should take every precaution to only engage competent contractors and to fully establish the total cost of the works. It is ultimately the home owner's responsibility to ensure his home is capable of accepting the proposed works.

2. Scope

As most park homes are lightweight structures (compared with traditional buildings), traditional construction methods and materials cannot be readily used. These guidance notes are therefore intended for use with all Park Homes including those with lightweight roofing systems utilizing pressed steel tiles, felt, felt tiles, membranes profiled steel and aluminum, etc.

3. Initial Customer Enquiry

3.1 When contemplating refurbishment, the home owner should be satisfied that the company approached to undertake the work is experienced in Park Home work of this type. Use of the model agreement form will assist the home owner to achieve this aim.

3.2 The home owner is free to select the contractor of his choice. However, it will be necessary to discuss the proposed works with the park owner who may be able to advise on choice of contractor. At this stage the home owner should also determine whether planning permission from the local authority will be required. A copy of this permission if required, should be supplied to the Park Owner.

3.3 For works of this type it is essential that written approval on the form attached to commence work is obtained from the park owner. Once the home owner has made a written application for approval to the park owner, a written response should be provided within 14 days. Should a park owner refuse to allow the work to commence, the reasons for such refusal should be explained, in writing, to the home owner. The park owner shall not unreasonably withhold his consent to these works being carried out.

3.4 All contractors complying with these guidance notes will:

- have adequate public liability insurance cover, and in any event not less than £1m,
- provide a written quotation on their company headed paper. Such quotation will identify any warranty that applies to the works,
- provide drawings or illustrations of the proposed works, identifying such detail as, color and dimensions,
- assess the existing structure in its present condition to ascertain the suitability of it to accept the proposed works,
- take account of access to the works.

4. Commencement and Completion of works

The contractor shall:

- ensure that the proposed work can be effected without conflicting with the considerations set out in Appendix A,
- confirm that home owner had obtained the park owners permission in writing to carry out the works,
- carry out work in a safe and efficient manner within normal working hours, unless separate approval has been obtained from the park owner for "out of hours" working,
- comply with current health and safety regulations and material manufacturers recommendations and all other relevant regulations,

- clear the plot of associated debris after completion of the work,
- provide the home owner with full details of any maintenance requirements (if any).

APPENDIX A

Considerations to be taken account of in the Design and Construction of Refurbishment

All parties need to take into account the considerations set out below:-

- a) Relevant legislation and regulations.
- b) The statutory Definition of a Caravan.
- c) Relevant BS Specifications.
- d) All existing agreements between the park home owner and the park owner.
- e) Site license conditions.
- f) Model standards.