

Parklife

News & views for the park home community



Issue 3
October 2025



Inside:

**What is IPHAS?
10% Commission
Citizens Advice**

Designed and produced
on behalf of IPHAS by

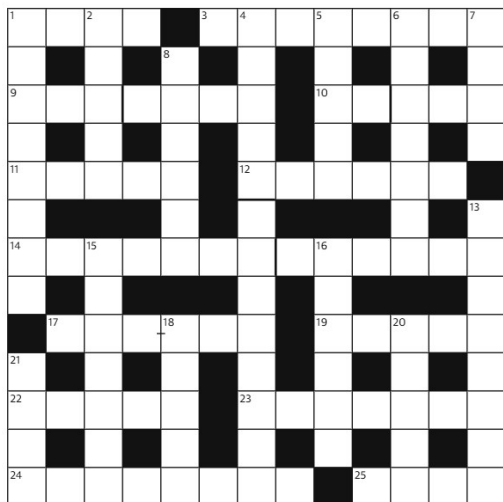


a fresh approach to insurance

A leading specialist insurer of Park Homes

Take a break...

Crossword



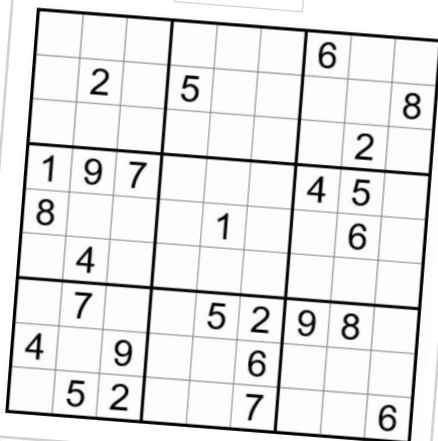
Across

- 1 Large shirtless sportsman (4)
- 3 In instalments (8)
- 9 Ill tidings (3,4)
- 10 In any sense (2,3)
- 11 Sir Henry, partner of Charles Stewart Rolls (5)
- 12 Old Testament book or broadcaster Rantzen (6)
- 14 Reason for buying a sports car (7,6)
- 17 Descriptor of Eurotrash (3-3)
- 19 Colour of Victorian photographs (5)
- 22 Inventor of Poohsticks (5)
- 23 Kenyan capital (7)
- 24 Chardonnay and Perrier, perhaps (8)
- 25 Pound - pulverize - palpitation (4)

Down

- 1 Like some mortgages of the early 2000s (8)
- 2 Partner of truly and deeply (5)
- 4 Ten poetasters (anag) - handy mail arrangement (5,8)
- 5 Part of golf club, feather or sunlight (5)
- 6 Storage solution - knickers (7)
- 7 A little elephant (4)
- 8 Omani's neighbour (6)
- 13 Writer like David Sedaris (8)
- 15 One taking paces at dawn? (7)
- 16 English art and social critic, 1819- 1900 (6)
- 18 Toil-salty solution (5)
- 20 Town west of Bournemouth, or its pottery (5)
- 21 Layers of green eggs (4)

Sudoku



Done? Stuck??

Don't worry... the solutions are on page 14.



What do I get from IPHAS?

A brief overview of what IPHAS can do for you.

In the 1960s, caravan sites were largely makeshift fields with no proper mains, roads, or rubbish disposal. By 1968, the twin unit home was introduced. These larger homes were built to meet the demand as park homes were getting more and more popular. By the early 1970s, the classic caravan shape was scrapped in favour of new designs and bay windows, verandas etc. were introduced, enabling people to have stunning views from their homes.

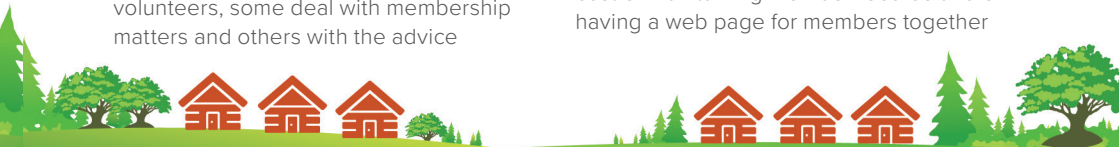
The residential parks were largely converted from holiday parks and the law eventually caught up by differentiating in the legislation between the two forms of accommodation – holiday and residential..

IPHAS is a group of volunteers who are able to advise parkhome owners about current law and about the Written Statement permitting the siting of such homes on plots provided by a park owner.

The IPHAS Team consists entirely of volunteers, some deal with membership matters and others with the advice

requested by members. The volunteers normally make themselves available on a rota system and whilst they try to be available between 10am and 4pm when it is their turn, this is not always possible. IPHAS does not have an office and our volunteers are spread throughout the country, each working from their own home. Please leave a message if you are not connected to a Team member during a telephone call. Our system knows the telephone number of incoming calls and we can ring back. There is no point in ringing every 15 seconds as some people needlessly do.

IPHAS wishes to keep the membership fee as low as possible and would like to communicate using emails where it can. We contact people on at least four occasions each year including sending the newsletter. Postage and printing costs mean that this takes up around £5 of the subscription unless email can be used. The cost of maintaining member records and of having a web page for members together



with a requirement for email facilities, our telephone system and other administrative costs, means that the £8 membership fee is a great bargain.

As we communicate with Distributors on many sites, the Block Membership fee is marginally reduced from the Individual

Membership fee to one more closely reflecting the associated costs.

Do you get the most you can from being an IPHAS member?

We try to advise parkhome owners of grants and other aid available to them, when appropriate.

Remember that some insurers will give a discount for being an IPHAS member and that the lowest priced premium may not always cover all losses if an insurance

claim is made. See our website for information about insurers.

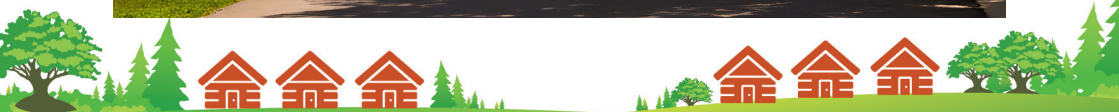
IPHAS is able to note concerns of members and to highlight these to Government departments it is not, however, a campaigning group. Other organisations

seek to campaign about specific problems and concerns apparent at that time but may not have the experience of providing advice in respect of the current law.

IPHAS is here to help members. Do you have any ideas as to how we can improve the service? Would you like to join our Team? Do you wish to create a Block Membership for your park? We do listen, so please call us on 0300 302 0129 to let us know.



our volunteers are spread throughout the country, each working from their own home



Fancy joining *the IPHAS Team?*

We are looking for new recruits.

The IPHAS Team is made up entirely of **volunteers**, some of whom help maintain our list of members and take annual payments, and others who are able to assist by providing advice to members on request.

The Team all work from their homes all around the country using equipment supplied by IPHAS.

Team members usually make themselves available on a rota basis and fit in the IPHAS work with home life. This means that although they try to be available between 10 am and 4pm personal reasons mean that this is not always possible.

We wish to place on record our grateful thanks to two IPHAS members who have now, due to personal circumstances, decided that they can no longer commit to the Team. Our thanks go to Mike and to Stephen who each have acted as IPHAS advisors for around 15 years. Mike and Stephen were heavily involved in ensuring the continuation of IPHAS when the founding team stepped down due to health and age.

Mike and Stephen's knowledge and experience of park home law and Tribunal findings has enabled new advisors to be fully trained. Stephen and Mike will be greatly missed but the IPHAS Advice Team continues to meet the challenges arising from the nature of your enquiries and requests for assistance.

Our newest recruit is Christine who has recently offered to assist with our members list. Would you like to keep your mind active? We would be happy to have even more new recruits to help with either of the two major roles (advice and membership) or to assist us in making IPHAS a more well known organisation by improving our communication methods and helping us to increase membership.

Our current Team of Ken, Peter, Lorraine, Anne, Tony, Robert, Martin, Andrew and Christine are a welcoming group and would be happy to discuss with you any help you are able to offer. We are available at membership@iphas.co.uk and are eagerly awaiting your help.



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Still Waiting...

Why is the proposal to reduce the amount of commission payable to site owners (currently 10 per cent) not achieving its goal?

When an owner of a park home on a protected site sells their home, they are required to pay commission on the sale to the site owner. The **maximum** rate of commission is prescribed by the Mobile Homes Act 1983 and is currently set at 10% of the sale price. So, for example, if a park homeowner sells their park home for £200,000, they will receive only £180,000 from the buyer, who must pay the £20,000 balance to the site owner.

On 16th June 2022, the Department for Levelling Up, Housing & Communities (DLUHC) published a report it had commissioned through the University of Liverpool exploring the potential impact on the park homes sector of a change to the maximum commission paid on park home sales in England. This follows the amendment of the commission rate in 1983,

the rate of commission was reduced from 15%, and the last review in 2006 in England. (Welsh legislation may differ from English law but is largely the same)

The research identified 1,832 separate park home sites and 100,406 park home residential addresses across England. It

is estimated that there are 159,000 park home residents in England the Government's response to questions about the commission is usually that progress will be

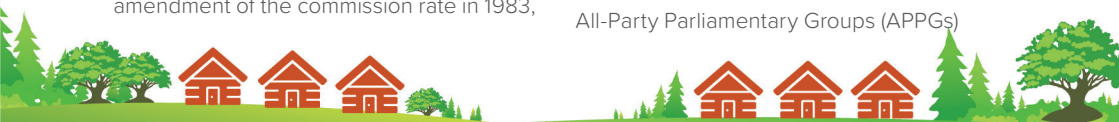
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Whilst the work of individual MPs is recognised, there is no guarantee that such a proposal will become law at any time

made when Parliamentary time permits.

IPHAS, the Independent Park Home Advisory Service and other non-governmental bodies having an interest in park homes meet periodically as an All Party Parliamentary Group to highlight issues affecting park home owners.

All-Party Parliamentary Groups (APPGs)



are cross-party groups that have no official status within Parliament. They are essentially informal groups of MPs and Peers, from all political parties, who meet, along with appropriate industry representatives, to discuss campaigns and promote certain issues. It is noted, however,

- **Public bills**
the Government or backbench MPs propose them.
- **Private bills**
change the law for a limited set of interests such as a single organisation or an individual.
- **Hybrid bills**
combine aspects of public and private bills

Each type is subject to different procedures but must usually undergo **five steps** in each House of Parliament before the two Houses resolve any differences between them and the bill receives royal assent to become an act, and law.

1. First reading

The short title of the bill is read out and then an order for the bill to be published is made. This is when the full text of the bill is made public, usually accompanied by explanatory notes.

2. Second reading

This is when a bill is first debated. The details of the bill cannot be changed at this stage but an MP can table a 'reasoned amendment' opposing the bill.

3. Committee stage

This is generally the longest stage of a bill's passage and where the most thorough scrutiny takes place. MPs conduct clause-by-clause

that there was an APPG for Beer and Pubs! Despite their usefulness, APPGs are less effective than Select Committees of the House (of Commons).

A core task of the UK parliament is passing legislation, which begin life as bills. There are **three types of bills**:

scrutiny and public bill committees can also take oral evidence from key stakeholders. Each clause must be agreed to, amended or removed and new clauses may be proposed and agreed to.

4. Report (consideration) stage

The debate can take place over more than a day but normally lasts between three and five hours.

5. Third reading

This is the final opportunity to debate a bill – usually immediately after the report stage ends and usually lasting up to an hour. MPs then vote on whether to approve the third reading of the bill.

The House of Lords follows the same bill stages as in the Commons, with a few key differences.

Royal assent – This is the final stage of a bill. Once both Houses agree on it, or just the Commons if the Parliament Act has been used, it then goes to the monarch, who will then officially agree to make the bill an act of parliament.

Pre-legislative scrutiny – Before a bill is introduced into the UK parliament, it will sometimes undergo pre-legislative scrutiny.

Post-legislative scrutiny – After a bill has become an act of law, parliament can scrutinise whether it is working as intended and propose possible solutions if it is not.



MP's proposing private members bills do not necessarily have the government backing to ensure successful passage of the bill and parliamentary time is not readily allocated to ensure that each stage can be met.

This is the situation with the 10% amendment proposal. Whilst the work of individual MPs is recognised, there is no guarantee that such a proposal will become law at any time. It will certainly not happen very rapidly.

IPHAS and other groups campaigning on behalf of park home owners are invited only to the APPG meetings and therefore can only inform and advise individual members of parliament and members of the House of Lords.

Individual MP's can suggest that proposals are made to legislation by introducing proposals as Stage 1 of a Bill. MPs do not have an obligation to act on every



matter constituents raise with them but the role of a MP is to represent their constituents, including those who did not vote for them or did not vote at all.

What you can do

Why not drop a letter or email to your MP or visit them at their constituency surgeries. Tell them that parkhome owners are being held to ransom by the park owners and are being discriminated against by a pedantic government.

Please consider the work done by the Park Home Owners' Justice Campaign in raising these matters in order that your MP can be made aware of the situation. IPHAS supports the work of PHOJC and thank them for their continued efforts.





Knowledgeable Advice

How Citizens Advice could be your perfect stop for advice.

When speaking to an advisor or if you are digesting a written response to your particular query, it might be suggested that you contact Citizens Advice for further, free, support.

Often their advice is suggested due to their knowledge on a particular subject or as a next stop before legal advice becomes the only viable alternative.

Their areas of expertise include cases involving discrimination, disputes with site owners, eviction and financial concerns. These examples are not exhaustive.

Citizens Advice has now teamed up with

Yorkshire Building Society and are offering advice and support in 44 of the Society's branches. Please be aware that this is not a walk in facility and that an appointment must be made before you make your way to the branch.

Branches involved in the scheme include Plymouth in the south west of the country and Dundee up in the north-east of Scotland.

A full list of all 44 branches and their individual contact numbers can be found on the Society's webpage. The link for this page is as follows:

<https://www.ybs.co.uk/citizens-advice>



**citizens
advice**



Standing Orders information

Independent members who have a **Standing Order in place** are reminded that the new annual membership fee of £8.00, it is your responsibility to notify your bank of the change of amount on your Standing Order.



IPHAS Standing Order

PLEASE NOTE DO NOT SEND THIS FORM TO IPHAS

The IPHAS Member is responsible for sending this notice to their own bank.

Please ensure to include in all correspondence the reference;

IND - "Your Membership Reference", this can be found on your Certificate

Your Membership number is slightly different to this reference

To (name & address of your Bank)

.....

.....

.....

.....

.....

Please create a Standing Order in the sum of **Eight pounds** to Independent Park Home Advisory Service (IPHAS) at HSBC a/c 01195948 SC 40-12-18

Please quote reference;

IND - "Your Membership Reference"

this can be found on your Certificate

From my account number Sort Code

Payable on 1st day of September 2025 and **annually** until further advised.

Payment date **MUST** be between 1st and 8th day of the month **ONLY**

Please cancel all other existing instructions in respect of IPHAS.

Signed

.....

Date

.....



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Contacting IPHAS

When contacting IPHAS either by  email or by  telephone



membership@iphas.co.uk



advice@iphas.co.uk



0300 302 0129

Please can you have ready or quote your Membership Reference (eg. *IND-LINCS000*).

This will enable us to quickly access your membership records, in order to deal with your enquiry.

Correspondence Address:

The Independent Park Home Advisory Service Ltd
7 Poplar Drive, The Elms Retirement Park, Torksey, Lincoln, LN1 2NW.

Buying second-hand

Buying a second-hand park home less than 10 years old, with extended warranty

In most cases, a 10-year warranty on a park home can be transferred to new owners - but it depends on the specific warranty provider and its terms.

Here's the usual situation:

- Warranties like Platinum Seal, GoldShield, or similar schemes often allow the warranty to transfer if the home is sold.
- There may be a transfer fee (e.g., £50-£250) and paperwork to complete.

- You must usually notify the warranty provider within a set period (often 14-28 days after the sale).
- The new owner will inherit the remaining balance of the warranty period, not a new 10 years.

You should check the original warranty documentation or contact the warranty provider directly to confirm the exact process.



NOT ALL HEROES WEAR CAPES!



Helpfully
Explaining
Regulations
Orders and Acts



Relating to Mobile Home law

Could you become an IPHAS Hero?

Crossword Solution

S	U	M	O		E	P	I	S	O	D	I	C
U		A		Y		O		H		R		A
B	A	D	N	E	W	S		A	T	A	L	L
P		L		M		T		F		W		F
R	O	Y	C	E		E	S	T	H	E	R	
I				N		R				R		E
M	I	D	L	I	F	E	C	R	I	S	I	S
E		U				S		U				S
	J	E	T	S	E	T		S	E	P	I	A
E	L		W		A			K		O		Y
M	I	L	N	E			N	A	I	R	O	B
U		E		A		T		N		L		S
S	P	R	I	T	Z	E	R			B	E	A

Sudoku Solution

5	1	3	7	2	8	6	9	4
7	2	4	5	6	9	3	1	8
9	6	8	3	4	1	5	2	7
1	9	7	6	8	3	4	5	2
8	3	5	2	1	4	7	6	9
2	4	6	9	7	5	8	3	1
6	7	1	4	5	2	9	8	3
4	8	9	1	3	6	2	7	5
3	5	2	8	9	7	1	4	6

This Newsletter has been produced with the assistance of Insurance companies who offer park home policies. We wish to make it clear that this does not indicate that IPHAS has any preference for the services of any such organisation. Other insurers also offer park home cover. Go to www.iphas.live for some other insurance companies known to IPHAS

Membership promotion

As of 1 September 2025 we are pleased to be able to offer a new approach to membership of IPHAS



INDIVIDUAL MEMBERSHIP

£8.00 for 1 year
£20 for 3 years



BLOCK MEMBERSHIP

£6.00 for 1 year
£15 for 3 years
This must be for the whole block

NEW!

NEW BLOCK MEMBERSHIP

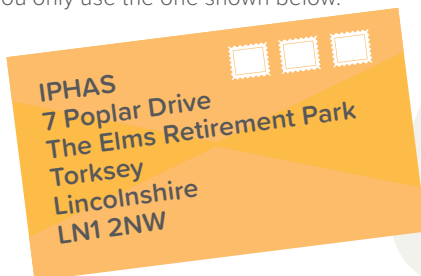
If a site can form a block of 10 or more members, the first year becomes subject to an introductory offer of £5 per property instead of £6

The discounted rates can only be accessed by contacting the membership team on

0300 302 0129 *option 2*

Are you using the **correct** address?

It has come to our attention that cheques are being sent to a correspondence address that is no longer being used. Please ensure you only use the one shown below.



This is the official correspondence address. Your documents/cheques may not be received by IPHAS if sent anywhere else.



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