

NCC guidance for consumers thinking of buying a residential park home

The NCC as the trade association for the UK caravan, motorhome, holiday park and residential park industries reminds and urges anyone considering purchasing a residential park home (mobile home) to carry out extensive research before committing to a purchase.



The NCC has a series of **Top Tips** that all potential residential park owners need to know.

Permanent residential park homes

If you are thinking of moving to a park and buying a park home (mobile home) so you can live on the park and use the park home as your permanent residence:

- **Do your research** and make sure:
 - the park is licenced for permanent residential use – the local authority will be able to confirm this
 - the park home – mobile home – will suit your requirements
 - you understand the ongoing costs of owning a residential park home including the monthly pitch fee (similar to a ground rent), utility costs, council tax, insurances, transfer fees (commission) payable to the park owner and ongoing maintenance of the park home
 - you are given a Written Statement (a requirement under the Mobile Homes legislation) and a copy of the park rules and any warranty that remains for the park home
- that you are eligible to live on the park as some parks are for retired people only
- **Check the park website** for any additional details
- **Arrange to meet the owner of the park home at the park and have a list of questions ready to ask** – the park home may be privately owned by the existing owner, or it may be owned by the park owner
- **Always consult a professional adviser** such as a solicitor so they can help you understand what ownership means
- **Download a copy of the Government's advice booklet [Buying a Park Home](#)**

If things don't turn out as expected, please see the links below:

- <https://www.lease-advice.org/>
- <https://www.gov.uk/housing-tribunals>

- thence.org.uk/consumer-advice/when-things-go-wrong/

It is vital that consumers should be aware of exactly what they are buying, do their research and to seek professional advice first. The NCC remains committed to raising and promoting high standards of best practice across the parks sector and will continue to work with park operators and other relevant stakeholders to achieve this for the benefit of our members and their consumers.