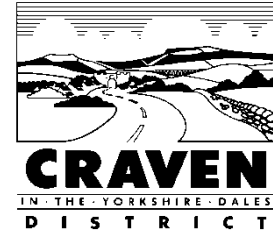


**Policy Committee – 22nd July 2014****ADOPTION OF THE MODEL STANDARDS FOR PERMANENT RESIDENTIAL MOBILE HOME SITES**

Report of the Director of Services

Ward(s) affected: ALL

**1. Purpose of Report**

To seek the approval of Members for the adoption of revised model standards when applying conditions to caravan site licences that fall under the provisions of the Caravan Sites and Control of Development Act 1960.

**2. Recommendations – Members are recommended to:**

- 2.1 Adopt the Department of Communities and Local Government "Model Standards 2008 for Caravan Sites in England" for new residential caravan sites and those existing sites that have been substantially redeveloped
- 2.2 Resolve that the Environmental Health and Housing Manager consult with operators and owners on amending current Site's licence conditions
- 2.3 Resolve that the Environmental Health and Housing Manager be given delegated authority to issue licences and attach appropriate conditions to site licences
- 2.4 Resolve that the Environmental Health and Housing Manager be authorised to take enforcement action in respect of breaches of site licence conditions

**3. Background**

- 3.1 Under the Caravan Sites and Control of Development Act 1960 local authorities when deciding what (if any) conditions to attach to a caravan site licence within the meaning of the Act, must have regard to any model standards specified by the Secretary of State.
- 3.2 New model standards were issued by the Department for Communities and Local Government in April 2008. These new standards replaced the "Model Standards 1989: Permanent Residential Mobile Home Sites"
- 3.3 These model standards (Appendix A) apply only to sites which contain caravans that are used for permanent residential use only. They do not apply to sites occupied by travellers or those which house agricultural workers.

- 3.4 These standards should be considered when applying licence conditions to new sites and sites that have been substantially redeveloped. In considering variations to existing site licence or applications for new site licences in respect of existing sites the Council will need to consider whether it is appropriate for these standards to apply.
- 3.5 In relation to variation of a licence the Council must consult the site licence holder on the proposed variations and may also consult with residents or a Residents' Association, where appropriate. Where a current licence condition is adequate in serving its purpose the Council should not normally apply the new standard. In deciding whether to apply a new standard the Council must have regard to the benefit that the new standard will achieve and the interests of both residents and site owners including the cost of complying with the new or altered condition.
- 3.6 It should be noted that model standards contain standards that relate to fire precautions. This requires that the Council consults with the Fire Authority before incorporating the revised model standards relating to fire precautions within the Council's site licences.
- 3.7 I would inform you that formal consultation has taken place with the North Yorkshire Fire and Rescue Service and no adverse comment has been made regarding the Council adopting the revised model standards.

#### 4. **Implications**

##### 4.1 **Financial and Value for Money (vfm) Implications –**

Nil

##### 4.2 **Legal Implications –**

Following the introduction of the revised model standards in 2008 the Council has a duty to apply the revised model standards to applications for new site licences after that date and also to consider whether to apply the new standards to existing licences.

##### 4.3 **Contribution to Council Priorities –**

A statutory obligation and does not directly relate to Council Plan Priorities

##### 4.4 **Risk Management –**

There are no strategic risk management issues arising from the report other than reputational risk should the Council introduce the Model Standards

##### 4.5 **Equality Analysis –**

An Equality Impact analysis has been undertaken and there is no negative impact resulting from the Council adopting the Model Standards 2008 for Caravan Sites in England when imposing conditions on site licenses.

5. **Consultations with Others** –

5.1 Director of Services, Finance Manager (Deputy s151 Officer), Legal Services Manager, Procurement, Payments and Risk Manager, North Yorkshire Fire and Rescue Service

6. **Access to Information : Background Documents** – Nil

7. **Author of the Report** –

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Note : Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

8. **Appendices** –

9.

Appendix A – [Model Standards 2008 for Caravan Sites in England](#)