

Appendix 1 – Table comparing Model Standards

Mobile Home Site Conditions (1989)	Mobile Home Site Conditions (2008)
Boundaries and Plans of Site	
<p>1. The boundaries of the site shall be clearly marked, for example by fences or hedges. In addition, the site owner shall give the Local Authority a plan of its layout. It is recommended that a 3-metre wide area should be kept clear within the inside of all boundaries.</p>	<p>1(i) The boundaries of the site shall be clearly marked by a man made or natural feature.</p> <p>1(ii) No caravan or combustible structure shall be positioned within 3-metre of the boundary of the site.</p> <p>1(iii) A plan of the site shall be supplied to the local authority upon the application for a license and, thereafter whenever there is a material change to the boundaries or layout of the site, or at any other demand of the Local Authority.</p> <p>1(iv) The plan supplied must show an accurately scaled layout of the site including all relevant structures, features and facilities on it and shall be of suitable quality.</p>
Density, Spacing and Parking Between Caravans	
<p>2. Every caravan should be not less than 6 metres from any other caravan, which is occupied separately, and not less than 2 metres from a main road. The point of measurement of porches, awnings etc are the exteriors cladding of the caravan.</p> <p>3. Porches may protrude 1 metre into the 6 metres from any other caravan and should be of the open type (which consists of no more than a roof, two side supports and steps).</p>	<p>(i) Except in the case mentioned in sub paragraph (iii) and subject to paragraph (iv), every caravan must where practicable be spaced at a distance of no less than 6 metres (the separation distance) from any other caravan, which is occupied as a separate residence.</p> <p>(ii) No caravan shall be stationed within 2 meters of any road or communal car park within the site or more than 50 meters from such a road within the site.</p> <p>2(iii) Where two adjacent caravans have retrospectively been fitted with cladding from Class O or better fire related materials to their facing walls, then the separation zone between them may be reduced to a minimum of 5.25 meters.</p> <p>2(iv) In any case mentioned in subparagraph (i) or (ii): 2(iv)(a) A porch attached to the caravan may protrude 1 metre into the separation zone and must not exceed 2 meters in length and 1 meter in depth. The porch must not exceed the height of the caravan and only one door may be permitted at the entrance of the home, either on the porch or on the home.</p>

<p>4. Eaves, drainpipes and bay windows may extend into the 6 metre space provided the total distance between the extremities of 2 adjacent units is not less than 5.25 metres.</p> <p>5. Where there are ramps for the disabled, verandas and stairs extending from the unit, there shall be 4.5 metres clear space between them and two such items should not face each other in any space. If they are enclosed, they may need to be considered as part of the unit and, as such, shall not intrude into the 6-metre space.</p> <p>6. A garage, a shed or a covered storage space is permitted within 6 metres of any other unit only if it is of non-combustible construction (including non-combustible roof) and sufficient space is maintained around each unit so as not to prejudice means of escape in case of fire. Windows in such structures shall not face towards the units on either side. Carports, extensions and covered walkways shall in no circumstance be allowed within the 6-metre space. (For cars and boats between units, see standard 40).</p> <p>7. The density shall be consistent with safety standards and health and safety requirements. The gross density shall not exceed 50 caravans to the hectare, calculated on the basis of the useable area (i.e. excluding lakes, roads, communal services and other areas unsuitable for the siting of caravans) rather than the total site area</p> <p>8. No tents shall be stationed on the said land unless for private use</p>	<p>2(iv)(b) Eaves, drainpipes and bay windows may extend into the separation distance provided the total distance between the extremities of 2 facing caravans is not less than 5 metres, except where sub paragraph (iii) applied in which case the extension into the separation distance shall not exceed 4.5meters.</p> <p>2(iv)(c) Any structure including steps, ramps etc. (excluding a garage or car port), which extends more than 1 meter in to the separation zone shall be of non-combustible construction. There should be a 4.5meter clear space between any such structure and any adjacent caravans.</p> <p>2(iv)(d) A garage or car port may only be permitted within the separation distance if it is of non-combustible construction.</p> <p>2(iv)(e) Windows in such structures within the separation distance shall not face towards the caravans on either side.</p> <p>2(iv)(f) Fences and hedges, where allowed and forming the boundary between adjacent caravans should be a maximum of 1 meter high.</p> <p>2(iv)(g) Private cars may be parked within the separation zone provided that they do not obstruct entrances to caravans or access around them and they are a minimum of 3 meters from an adjacent caravan.</p> <p>2(v) The density of the caravans onsite shall be determined in accordance with relevant health and safety standards and fire risk assessments</p>
<p>Roads, Gateways and overhead cables</p>	
<p>9. Roads and footpaths shall be designed to provide adequate access for fire applications, (Detailed guidance on turning circles etc is available from fire authorities). Roads of suitable material shall be provided so that no caravan standing is more than 50 metres from a road. Where the approach to the caravan is across ground that may become difficult or dangerous to negotiate in wet weather, each standing shall be connected to a carriageway</p>	<p>3(i) Roads shall be designed to provide adequate access for emergency vehicles and routes within the site for such vehicles must be kept clear of obstruction at all times</p> <p>3(ii) New roads shall be constructed and laid of suitable bitumen macadam or concrete with a suitable compacted base.</p>

<p>by a footpath with a hard surface. Roads shall not be less than 3.7 metres wide, or, if they form part of a clearly marked one way traffic system, 3 metres wide. Gateways shall be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres. Footpaths shall not be less than 0.5 metres wide. Roads shall have no overhead cable less than 4.5 metres above the ground. Roads and footpaths shall be suitably lit. Emergency vehicle routes within the site shall be kept clear of obstruction at all times.</p>	<p>3(iii) All roads shall have adequate surface water/storm water drainage.</p> <p>3(iv) New two roads shall not be less than 3.7 metres wide, or if they are designed for and used by one way traffic, no less than 3 metres wide.</p> <p>3(v) One way systems shall be clearly signposted.</p> <p>3(vi) Where existing two way roads are not of 3.7metres wide, passing places shall be provided where practical.</p> <p>3(vii) Vehicle access and all gateways to the site must be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres.</p> <p>3(viii) Gateways shall be maintained in a good condition</p> <p>3(ix) Cable overhangs must meet the statutory requirements.</p>
<p>Bases</p>	
<p>10. Every caravan shall stand on a concrete hard-standing which shall extend over the whole area occupied by the caravan placed upon it, and shall project a sufficient distance outwards from its entrance or entrances to enable occupants to enter and leave safely. (This provision may be phased in on existing sites but regard must be had to unit stability and drainage of surface water).</p>	<p>4(i) Every caravan shall be connected to a road by a footpath with a hard surface which shall be maintained in good condition</p> <p>4(ii) Where practicable, communal footpaths and pavements shall not be less than 0.9 metres wide.</p>
<p>Requirement to Comply with the Regulatory Reform (Fire Safety) Order 2005</p>	
	<p>17. The site owner shall make available the latest version of the Fire Risk Assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 for inspection by residents and when demanded, a copy of the risk assessment shall be made available to the Local Authority.</p>
<p>Fire Safety Measures where the Regulatory Reform (Fire Safety) Order 2005 does not apply (such as single units sites and those solely occupied by family groups)</p>	
<p>11. Fire points shall be established so that no caravan or site building is more</p>	<p>18(i) These standards in this paragraph only apply if the site is not subject to the Regulatory Reform (Fire Safety) Order 2005</p> <p>18(ii) These shall be located so that no caravan or site building is more than 30</p>

than 30 metres from a fire point. They shall be housed in a weatherproof structure, easily accessible and clearly and conspicuously marked "FIRE POINT".

12. Where water standpipes are provided and there is a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle, such water standpipes shall be situated at each fire point. There shall also be a reel that complies with British Standard 5306 Part 1, with a hose not less than 30 metres long, having a means of connection to a water standpipe (preferably a screw thread connection) with a water supply of sufficient pressure and terminating in a small hand control nozzle. Hoses shall be housed in a box painted red and marked "HOSE REEL".

13. Where standpipes are not provided but there is a water supply of sufficient pressure and flow, fire hydrants shall be installed within 100 metres of every caravan standing. Hydrants shall conform to British Standard 750. Access to hydrants and other water supplies shall not be obstructed or obscured.

14. Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point shall be provided with either water extinguishers (2 x 9 litre) or a water tank of at least 500 litres capacity fitted with a hinged cover, 2 buckets and 1 hand pump or bucket pump.

15. A means of raising the alarm in the event of a fire shall be provided at each fire point. This could be by means of a manually operated sounder, e.g. metal triangle with a striker, gong or hand operated siren. The advice of the fire authority shall be sought on an appropriate system.

16. All alarm and fire fighting equipment shall be installed, tested and

metres from a fire point. Equipment provided at a Fire Point shall be housed in a weatherproof structure, easily accessible and clearly and conspicuously marked "FIRE POINT".

18(iii) Where water standpipes are provided:

18(iii)(a) The water supply shall be of sufficient pressure to project a jet of water approximately 5 metres from the nozzle.

18(iii)(b) There shall be a reel that complies with the current British or European Standard, with a hose not less than 35 meters long, having a means of connection to a water standpipe (preferably a screw thread connection) with a water supply of sufficient pressure and terminating in a small hand nozzle.

18(iii)(c) Hoses shall be housed in a red box and marked "HOSE REEL". Access to the fire point shall not be obstructed or obscured.

18(iv) Where hydrants are provided, hydrants shall conform to the current British/European Standard

18(v) Access to hydrants and other water supplies shall not be obstructed or obscured.

18(vi) Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point shall must be provided with water extinguishers (2 x 9 litre) which comply with the relevant British/European Standard.

18(vii) A means of raising the alarm in the event of a fire shall be provided at each fire point.

18(viii) All alarm and fire fighting equipment shall be installed, tested and

<p>maintained in working order by a competent person and be available for inspection by, or on behalf of, the licensing authority. A logbook shall be kept to record all tests and any remedial action, and shall be available for inspection by, or on behalf of the Licensing Authority.</p> <p>17. All equipment susceptible to damage by frost shall be suitably protected.</p> <p>18. A clearly written and conspicuous notice shall be provided and maintained at each fire point to indicate the action to be taken in case of fire and the location of the nearest telephone. This notice shall include the following: - “On discovering a fire · Ensure the caravan or site building involved is evacuated, · Raise the alarm, · Call the fire brigade (the nearest telephone is sited), · Attack the fire using the fire fighting equipment provided, if safe to do so. It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment”.</p>	<p>maintained in working order by persons who are qualified in the particular type of work being undertaken and be available for inspection by, or on behalf of, the licensing authority or the Fire and Rescue Service.</p> <p>18(ix) A record must be kept of all testing and any remedial action taken.</p> <p>18(x) All equipment susceptible to damage by frost shall be suitably protected.</p> <p>18(xi) A clearly written and conspicuous notice shall be provided and maintained at each fire point to indicate the action to be taken in case of fire. This notice should include the following: - “On discovering a fire Ensure the caravan or site building involved is evacuated, Raise the alarm, Call the fire brigade (the nearest telephone is sited at...),</p>
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Maintenance of common areas, including Grass, Vegetation and Trees

<p>19. Long grass and vegetation shall be cut at frequent and regular intervals where necessary to prevent it becoming a fire hazard to caravans, buildings or other installations on the site. Any such cuttings shall be removed from the vicinity of caravans. The space beneath and between caravans shall not be used for the storage of combustible materials.</p>	<p>7(i) Every part of the site to which the public have access shall be kept in a clean and tidy condition.</p> <p>7(ii) Grass and vegetation shall be cut and removed at frequent and regular intervals.</p> <p>7(iii) Every road, communal footpath and pavement on the site shall be maintained in a good condition, good repair and clear of rubbish.</p> <p>7(v) Any cuttings, litter or waste shall be removed from the immediate surrounds of</p>
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<p>20. Each caravan stationed on the said land must be numbered in a legible and conspicuous manner.</p>	<p>a path.</p> <p>7(iv) Trees within the site (subject to the necessary consents) be maintained.</p>
<p>Supply & Storage of Gas</p>	
<p>21. Any fixed LPG vessel of 150 to 500 Litres capacity should be a minimum of 2.5 metres distance from a building boundary, property line or fixed sources of ignition and there shall be a minimum of 1 metre between vessels. Access to and around the installation should be provided for fire fighting and should be kept free at a times. “Bulk LPG Storage at Fixed Installations Part 1: Design, Installation and Operation of Vessels Located above ground”.</p> <p>22. Where there are metered supplies from a common LPG storage tank then Guidance Note CS11 “The Storage and Use of LPG at Metered Estates” provides further guidance. In this case and where a British Gas mains supply is available, and then the Gas Safety (Installation and Use) Regulations 1984 and the Pipelines Act 1962 may also be applicable.</p> <p>23. Copies of the booklets, notes and Regulations relating to LPG must be displayed with the site licence if they apply to the site</p> <p>24. Exposed gas bottles or cylinders shall not be within the separation boundary of an adjoining unit. LPG Installations shall conform to British Standard 5482, “Code of Practice for domestic butane and propane gas burning installations, Part 2: 1977 Installations in Caravans and non-permanent dwellings”.</p> <p>25. For mains gas supply, the 1984 Regulations and Gas Safety Regulations 1972 will be relevant for the installation of any service pipe(s) supplying any primary meter(s).</p> <p>26. In cases where the site owner supplies gas to caravans on the site, he may need an authorisation to do so from OFGAS under the Gas Act 1986</p>	<p>8(i) Gas (including natural gas) and oil installations, and the storage of supplies shall meet current statutory requirements, relevant Standards and Codes of Practise.</p> <p>8(ii) Liquefied Petroleum Gas cylinders must not be positioned or secured in such a way as to impeded access or removal in the event of an emergency.</p>

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Electrical Installation

27. Sites shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.

28. Any electrical installations, which are not Electricity Board works and

9(i) On the sites there shall be installed an electrical network of adequate capacity to meet safely all reasonable demands of the caravans and other facilities and services within it.

9(ii) The electrical network installations shall be subject to regulation under current

circuits subject to regulations made by the Secretary of State under section 64 of the Electricity Act 1947, shall be installed, tested and maintained in accordance with the provisions of the Institution of Electrical Engineers' (IEE) Regulations of Electrical Installations for the time being in force, and where appropriate, to the standard which would be acceptable for the purposes of the Electricity Supply (Amendment) Regulations 1992, Statutory Instrument 1992 No. 2961 and Electricity Supply (Amendment) (No. 2) Regulations 1994, Statutory Instrument 1994 No. 3021.

29. Work on electrical installations and appliances shall be carried out only by competent persons such as the manufacturer's appointed agent, the electricity supplier, a professionally qualified electrical engineer, a member of the Electrical Contractors' Association, a contractor approved by the National Inspection Council for Electrical Installation Contracting, or a qualified person acting on behalf of one of the above. The installations shall be inspected periodically: under IEE Wiring Regulations, every year or such longer period (not exceeding 3 years) as is considered appropriate in each case. When an installation is inspected, it shall be judged against the current regulations.

30. The inspector shall, within 1 month of such an inspection, issue an inspection certificate in the form prescribed in the IEE Wiring Regulations, which shall be retained by the site operator and displayed, supplemented or replaced, by subsequent certificates, with the site licence. The site operator or licence holder shall meet the cost of the inspection and report.

31. If an inspection reveals that an installation no longer complies with the regulations extant at the time it was first installed, any deficiencies shall be rectified. Any major alterations and extensions to an installation and all parts of the existing installation affected by them, shall comply with the latest version of the IEE Wiring Regulations.

32. If there are overhead electric lines on the site, suitable warning notices shall be displayed at the entrance to the site and on supports for the line. Where appropriate, particular attention shall be drawn to the danger of masts of yachts or dinghies contacting the line.

relevant legislation and must be designed, installed, tested, inspected and maintained in accordance with the provisions of the current relevant statutory requirements.

9(iii) Any work on electrical installations and appliances shall be carried out only by competent persons who are competent to do the particular type of works being undertaken, in accordance with relevant regulations.

9(iv) Any work on the electrical network within the site shall be done by a competent person fully conversant with the appropriate statutory requirements.

Water Supply

<p>33. The site shall be provided with a water supply in accordance with appropriate Water Bylaws and statutory quality standards.</p>	<p>10(ii) All new water supplies shall be in accordance with all current legislation, regulations and relevant British or European Standards.</p> <p>10(i) All pitches on the site shall be provided with a water supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.</p> <p>10(iii) All repairs and improvements to water supplies and installations shall be carried out to conform with current legislation and British or European Standards.</p> <p>10(iv) Work on water supplies and installations shall be carried out only by persons who are qualified in the particular type of work being undertaken and in accordance with relevant regulations.</p>
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Drainage and sanitation

<p>34. Satisfactory provision shall be made for foul drainage, either by connection to a public sewer or sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the local authority</p> <p>35. Each caravan standing shall be provided with a connection to the foul drainage system; the connection shall be capable of being made airtight when not in use.</p> <p>36. Every site and every hard standing shall be provided with an adequate drainage system for the complete and hygienic disposal of foul, rain and surface water from the site, buildings, caravans, roads and footpaths</p>	<p>11(ii) There shall be satisfactory provision for foul drainage and waste water drainage, either by connection to a public sewer or sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the local authority</p> <p>11(i) Surface water drainage shall be provided where appropriate to avoid standing pools of water.</p> <p>11(iii) All drainage and sanitation provisions shall be in accordance with all current legislation, regulations and British or European Standards.</p> <p>11(iv) Work on drains and sewers should be carried out only by persons who are qualified in the particular type of work being undertaken and in accordance with relevant regulations.</p>
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Domestic Refuse, Storage and Disposal

<p>37. Every caravan standing shall have an adequate number of suitable non-combustibles refuse bins with close-fitting lids or plastic bags. Arrangements shall be made for the bins to be emptied regularly. Where communal refuse bins are also provided these shall be of similar construction and housed within a properly constructed bin store.</p>	<p>12(i) Where communal refuse bins are also provided these shall be non combustible and housed within a properly constructed bin store.</p> <p>12(ii) All refuse disposal must be in accordance with all current legislation and regulations</p>
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Communal Vehicle Parking

38. Suitably surfaced parking spaces shall be provided to meet the requirements of the occupants and their visitors. Plastic or wooden boats shall not be parked between units. One car only may be parked between adjoining caravans provided that the door to the caravan is not obstructed.

13. Suitably surfaced parking spaces shall be provided to meet the requirements of the occupants and their visitors.

Recreational Space

39. Where children live on the site, space equivalent to one-tenth of the total area shall be allocated for children's games and/or other recreational purposes. This provision will normally be necessary because of the limited space available round the caravans, but may be omitted where there are suitable alternative publicly provided recreational facilities, which are readily accessible.

14. On sites where it is practical to do so suitable space equivalent to one-tenth of the total area shall be allocated for recreational purposes, unless in the Local Authorities opinion there are adequate recreational facilities within a close proximity to the site.

Notices and information

40. A suitable sign shall be prominently displayed at the site entrance indicating the name of the site.

15(i) The name of the site shall be displayed on a sign in a prominent position at the entrances to the site together with the current name, address and telephone number of the license holder and manager and emergency contact details, a copy of the site license or the front page of the said license and details of where the full license and other information required to be available under this standard can be viewed and between which times (if not displayed on the notice board).

41. A copy of the site licence with its conditions shall be displayed prominently on the site.

15(ii) A current plan of the site with roads and pitches marked on it shall be prominently displayed at the entrances to it.

42. Notices and a plan shall be displayed on the site setting out the action to be taken in the event of an emergency. They shall show where the police, fire brigade, ambulance, and local doctors can be contacted, and the location of the nearest public telephone. The notice shall also give the name and location/telephone number of the site licence holder or his/her accredited representative. At sites subject to flood risk, warning notices shall be displayed giving advice about the operation of the flood warning system.

15(iii) A copy of the current site license shall be available for inspection in a prominent place on the site

15(iv) In addition at the prominent place the following information shall also be available for inspection at the prominent place:

15(iv)(a) A copy of the most recent periodic electrical inspection report.

15(iv)(b) A copy of the site owner's certificate of public liability insurance

15(iv)(c) A copy of the local flood warning system and evacuation procedures, if appropriate.

<p>43. All notices shall be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting.</p>	<p>15(iv)(d) A copy of the fire risk assessment made for the site</p> <p>15(v) All notices shall be suitably protected from the weather and from direct sunlight.</p>
<p>Flooding</p>	
	<p>16(i) The license holder must establish whether the site is at risk from flooding by referring to the Environment Agencies Flood Map</p> <p>16(ii) Where there is a risk from flooding the license holder must consult the Environment Agency for advice on likelihood of flooding, depths and velocities that might be expected, the availability of a warning service and to take appropriate measures.</p>
<p>Management</p>	
<p>44. All buildings, roads and carriageways shall be maintained in good repair and in a clean and wholesome condition to the satisfaction of the Local Authority.</p> <p>45. All caravans stationed on the site shall be maintained in good repair and in a sound and watertight condition to the satisfaction of the Licensing Authority.</p> <p>46. The Site Operator shall ensure, through the site rules that no caravan stationed on the said land shall be used for sleeping accommodation by a greater number of persons at any one time, than the number, which is can reasonably be regarded as having been designed to accommodate.</p> <p>47. The Site Operator shall be responsible for ensuring that the grass is kept reasonably short during the whole of the period that any of the caravans on the site are occupied</p> <p>48. The Site operator shall ensure, through the site rules that no caravan stationed on the said land shall be used for sleeping accommodation by a</p>	

greater number of persons at any one time, than the number, which can reasonably be regarded as having been designed to accommodate.