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The Rt Hon Angela Rayner MP
Secretary of State for Housing, Communities and Local Government
Ministry of Housing, Communities and Local Government
Fry Building
2 Marsham Street
London
SW1P 4DF

Our Ref: MP14933

18 August 2026

Dear Secretary of State,

Re: 10% Commission Charge on the Sale of Park Homes

I am writing to raise the ongoing injustice facing park and mobile home owners in my constituency, specifically the combination of rising pitch fees and maintenance charges with the 10% commission charge they lose when they come to sell their home.

Constituents have told me plainly what this means in practice. They pay pitch fees that are meant to cover site upkeep, and in some cases see little maintenance in return. Then when they sell - often at the point in life when they most need the money to move closer to family, to downsize, or to fund care - they hand over a tenth of the sale price to the site owner. For many, this is not a modest administrative charge. It is a direct loss of equity built up over decades.

The scale of that loss has changed enormously since the commission rate was last set in 1983. A park home sold for £12,000 in 1983 generated a commission of around £1,200, roughly 14% of the average salary at the time. Today, a park home selling for £160,000 generates a commission of £16,000, around 42% of the current average salary. The percentage has stayed the same, but the real cost to residents has grown far beyond what was ever intended.

I recognise that site owners argue the commission supports investment in their sites, and I know the Department has heard this argument in previous reviews. But the current arrangement leaves residents bearing a cost that homeowners on the open market simply do not face. I would ask the Department to consider carefully whether that asymmetry can still be justified.

I welcome the call for evidence the Department launched in March, seeking to establish the rationale for the commission and how it is calculated. I trust this will be treated as a genuine opportunity for reform rather than another review that ends without a decision, as happened in 2006, 2012, and again in 2018. My constituents in Stratford-on-Avon, and park home owners across the country, have been raising this issue for decades. They deserve an answer.

Office of Manuela Perteghella MP - Stratford-on-Avon Constituency

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I would be grateful if the Secretary of State could set out what timescale the Department expects to respond to the call for evidence, and whether he will commit to bringing forward legislative change if the evidence supports it. I would also ask that this work be considered alongside the wider leasehold and commonhold reforms already under way, so that park and mobile home owners are not left behind while other forms of unfair housing costs are addressed.

Given how long this issue has gone unresolved, I would like to request a meeting with you or the Minister responsible for this area, so that I can set out the position of my constituents directly and discuss how the Department intends to take this forward. I would be grateful if your office could contact mine to arrange a suitable date.

Yours sincerely,

A handwritten signature in blue ink, reading 'Manuela Perteghella'.

Dr Manuela Perteghella MP

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