Ministry of Housing, Communities & Local Government

Rt Hon Matthew Pennycook MP
Minister of State for Housing and Planning
2 Marsham Street
London
SW1P 4DF

Your reference: MP14933
Our reference: PO2026/23269

Manuela Perteghella MP
House of Commons
London
SW1A 0AA

5 October 2026

Dear Manuela,

Thank you for your correspondence of 18 August on behalf of your constituents, about park homes. I apologise for the delay in responding to you.

I appreciate how important this matter is to your constituents and I am grateful to you for taking the time to write. I have asked my officials to address your concerns in the letter appended.

Please be assured that I am conscious of the matters you have raised, and I appreciate the insight your correspondence provides.

I hope the attached response suitably addresses your enquiry. If that is not the case, please do not hesitate to let me know.

Best wishes,



RT HON MATTHEW PENNYCOOK MP
Minister of State for Housing and Planning

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Dear Manuela Perteghella MP,

Thank you for your correspondence, to which the Housing Minister has asked me to reply. I apologise for the delay in my response.

The park homes sector is an important part of the housing market and must be a safe and secure place for residents to live. The sector is governed by the Mobile Homes Act 1983, which gives residents rights, protections and security of tenure. These rights and protections are set out in the written agreement signed by a resident when they purchase their home.

The written agreement includes a requirement to pay a site owner a commission of up to 10% of the sale price when a park home is sold. The Government recognises the longstanding concerns that many park home residents have about this requirement. The Government is aware of the strength of feeling on this issue and of the concerns that have been raised by park home residents and representative groups over several years.

To improve our understanding of the rationale for the commission and the role it plays within the park homes sector, the Government launched a 12-week Call for Evidence. The Call for Evidence closed on 29 May, and the Department is currently analysing the feedback received from residents, site owners and other interested parties. The Government is working to publish its final position on the Call for Evidence by the end of the year. Any decisions on future action will be informed by the evidence received.

The written agreement also includes a requirement for a resident to pay a pitch fee for the right to occupy their pitch and for the maintenance of the common parts of the site. The written agreement sets out the site owner's obligations. Where a site owner fails to meet those obligations, residents may apply to the First-tier Tribunal for a determination.

Local authorities are responsible for ensuring sites are properly maintained and that site owners, or their appointed managers, are assessed as fit and proper to manage the site. If a resident has concerns about the maintenance or management of their site, they should contact their local authority in the first instance. If the local authority does not address those concerns satisfactorily, the resident can make a formal complaint and, if necessary, take the matter further to the Local Government and Social Care Ombudsman.

Residents who require free and independent advice about their rights and how to enforce them can contact the Leasehold Advisory Service (LEASE) on telephone 020 7832 2500 or at https://parkhomes.lease-advice.org/.

Thank you for raising the concerns of your constituent and other park home residents. While the Minister recognises the strength of feeling on this issue, I am afraid that, due to diary pressures, it will not be possible to offer a meeting at this time. The concerns raised in your correspondence will, however, be taken into account alongside the evidence received through the Call for Evidence as the Government considers its position.

Thank you again for taking the time to write.

Yours sincerely,

ALEX BADRICK
Deputy Principal Private Secretary