



## **PARK HOME RESIDENTS ACTION ALLIANCE. (PHRAA)**



### **MEDIA REPORT No. 4**

[www.parkhomesphraanews.co.uk](http://www.parkhomesphraanews.co.uk)

[www.thephraa.website](http://www.thephraa.website)

**This is the tragic account of a disgusting case which PHRAA was heavily involved in, investigated and exposed by the BBC "INSIDE OUT" programme, in March 2007., concerning elderly residents trying to sell their homes. This story is also featured in a "FACE the FACTS" broadcast on Radio 4 and published in full in Media Report No. 1 also on this website.**

**Although this story was investigated in 2007, some 10 years ago, many readers will realise that during this time, despite a load of talking, hot air and broken promises by successive governments, LITTLE HAS CHANGED regarding the implementation of any enforceable protection for the victims of the ever growing numbers of Unscrupulous Park Owners (UPO's) ravaging this way of life. Currently the UPO reigns supreme and no one in authority cares.**



► Inside Out - West Midlands: Friday March 23, 2007

#### **Park Homes swindle**

For thousands of people across the Midlands, prefabricated or mobile homes provide a cheap alternative to traditional bricks and mortar.

They're especially popular with the elderly, whose children have fled the nest and are looking to downsize.

The homes make economic sense, and living on a site with other mobile homes offers some security.

Or does it?

Inside Out has uncovered evidence that residents of a Wolverhampton mobile home park are being cheated out of thousands of pounds - by the site's owner.

#### **Moving home**

Pensioner Dorothy Pritchard lived at the Oxley Court site, until her health persuaded her to move out into sheltered accommodation.

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**"I'll have to just let the home go, and just have what pittance he wants to give me for it. "  
Dorothy Pritchard**

Park Homes - haven

[http://www.bbc.co.uk/insideout/westmidlands/series11/week9\\_park\\_homes.shtml](http://www.bbc.co.uk/insideout/westmidlands/series11/week9_park_homes.shtml)

As her life savings were tied up in the property, she decided to sell up.

At first it seemed to be going well - the home was valued by an estate agent at £90,000 and a buyer was interested.

But Dorothy hadn't reckoned on Christopher Nedic.

As the site owner Mr Nedic has to approve every sale.

He refused on the grounds that Dorothy's home has structural problems - a claim she denies:



Dorothy Pritchard - life savings under threat

"I got a structural engineer, and he went over the premises and he found what was wrong with it were just cosmetic things.

"And he said it should last another 25 years."

By blocking sales Mr Nedic forces owners like Dorothy to sell to him instead, at rock-bottom prices.

Then he can put a brand new unit in its place to sell for a large profit.

### **Blocked sales**

We've heard from a number of former residents who've lost thousands of pounds as a result of blocked sales.

One, who wished to remain anonymous, put her home on the market for £45,000.

Eventually she felt she had no choice but to sell to Mr Nedic - for just £700.



Solicitor Alexa Collis says Nedic is breaking the law

"I very quickly had a buyer who offered me the asking price.

"Mr Nedic said I couldn't sell it because it was six inches too close to the one next door.

"It went on for 12 months with me hoping he'd change his mind but he didn't.

"I'm 67, and it lost me the rest of my life savings really."

Solicitor Alexa Collis says Mr Nedic is breaking the law.

"The only grounds a site owner would have for refusing his consent to the sale of a park home would be the purchaser's credit worthiness.

"Say, for example, they had a string of county court judgements, or were known not to meet their financial obligations."

### **Undercover visit**

We went undercover to see Mr Nedic's tactics for ourselves.

Posing as interested buyers we were shown round a new mobile home at Oxley Court by Mr Nedic.



But when our reporter showed an interest in Dorothy's home instead, he had this to say:

"Don't bother. You're wasting your time.

"The concrete pad that it sits on - it's cracked right down the middle. You can buy it.

"But it's got to be moved off the pad, and it might fall to pieces."



Nedic caught on camera by Inside Out on an undercover visit

He also made it clear that he had no intention of allowing Dorothy, or indeed any of the owners of older homes on the site, to sell to anyone else.

"I always buy them back. It's just the old ones - because we're developing the park, we wouldn't allow any of these to sell."

For Dorothy, there's no happy ending in sight:

"I'll have to just let the home go, and just have what pittance he wants to give me for it.

"And I don't think it's fair, because I've worked all my life, and that's my money, it isn't his."

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## PHRAA's Footnote.....

**Again, sad to say that little has changed in terms of enhanced protection for the victims, except that since this case was featured, the site owners have got richer and richer, most, including the one mentioned in the above report, have become millionaires entirely by exploiting, abusing and blatantly robbing, the mainly elderly, often sick and disabled, pensioner park home owners, most of whom live in constant fear of these rogues, and with no help from those charged with protecting them, mainly Police, and Local Authorities.**

**Published for the PHRAA website by Ron Joyce **Editor PHRAA NEWS and the PHRAA WEBSITE.** With grateful thanks to the BBC INSIDE OUT Programme producers and crew.**

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