



PARK HOME RESIDENTS ACTION ALLIANCE (PHRAA)



www.parkhomesphraanews.co.uk

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www.thephraa.website

VITAL INFORMATION

THE UNCENSORED VOICE OF FELLOW CAMPAIGNERS

No. 1 ...TONY TURNER Cornwall. By Email September 2017

SHADOWS OR SUNSHINE IN THE HILLS AND VALLEYS

I've been trying to establish how much was spent last year by the Welsh Government in politely asking site owners in Wales to complete a form declaring the profitability of their parks when considering the loss or reduction of their 10% sales commissions. As a thoroughly honest industry and no doubt in sympathy with their land tenants, we can be sure they will have welcomed a possible reduction in their revenue streams and fallen over themselves in disclosing every penny they earned - Or not. Whether they were forthcoming or the Welsh Government was hoodwinked is academic, because it was content to rely upon self-declarations and placed the received returns in its 'honesty box', presumably satisfied it had transparently resolved an important question.

In so far as England is concerned (Scotland being the preserve of the *acipenseridae* family) it is reasonable to assume that the Welsh findings will be regarded as sufficient evidence for this Government to overcome the calls for a 'transparent' review by quoting their cousin's conclusions that the 10% commission should be retained, not mentioning that the prevailing levy is in fact *up to* 10%.and where the speed of the Welsh decision was as much likely to do with upstaging the English procedures as with putting the issue to bed.

If they are to be believed, the Welsh site owner declarations paint a dismal future for the Park Home sector, the results suggesting that the removal or reduction of the commission, which allegedly equates to an average 14% of income, would likely have a negative impact on the viability and sustainability of many Welsh park home businesses, whilst the Barclay-Hanover report commissioned in 2002 .reported site owners as confirming their largest overhead as staff and site maintenance`s. Hypothetically perhaps, but again where was the evidence of such incurred costs, where so many sites are in long-term dilapidation and if the market forecasts are to be accepted, why are so many site owners continuing to invest millions in businesses that have such questionable futures? And should any Government rely upon self-declarations in a sector of highly questionable integrity and where I for one, have witnessed chartered accountants certify six figure operating costs that had never been incurred. Trusting Government may be – but also at the expense of those it purports to protect.

The facts are that accountants are paid to minimise tax liabilities and even if the whimpering s could be believed, I suspect that any negative impact upon the viability of their business is less to do with the sales commissions and more to do with the gearing of their businesses, where borrowings had forecasted revenue streams to which there was no lawful entitlement, the banks couldn't care less where land acts as security and where emerging challenges have perhaps since lightened the pockets of those who believed they would get away with financial abuses ad infinitum. I wonder. for example, how much has been lost through the kerbing of often fraudulent sales blocking and proceeds that had been diverted into non business accounts to fund personal extravagances or into other unreachable assets Of course, we will never know, because there is no land registry record of purchases or sales, or access to records of other banking

Feedback

transactions without forensic investigation, Nor is there an official count of the number of homes that pay pitch fees, to which can be added the proportion of monies collected in cash and the percentage of this that may or not be declared. Since 2013, the licence to print money may have been marginally restricted, but where this has been secured by fraud it is unreasonable to expect the victims to pay for the shortfalls - akin to the burglar who complains that his income has reduced because most of his clients have fitted intruder alarms and therefore that his future victims should pay compensation.

It is for these reasons and others that we stand alongside the JUSTICE Campaign and are calling for a 'transparent' review, the obstacle being that Government is unlikely to consider the investigatory costs as worthwhile in what is a niche minority market, is likely to pursue and reach conclusions having peeked into the Welsh 'honesty box', can succumb to the overtures of the BH & HPA, regardless of the position that many of its paying members operate regimes that are not dissimilar to non-members and are equally content to rely or even encourage the same unproven information. And if the BH&HPA and its associated industry representatives are not concerned about the data that is fielded, then it should welcome the proposed transparency, where otherwise the suspicions surrounding the economics of the industry will continue to be sustained.

To summarise, no reliance's can now be placed upon the future abolition of sales commissions or even a reduction. Nor, given that Part Two of the call for evidence forecasted for May 2017 is unlikely to be issued before 2018, can we expect much if anything to emerge before the next election. And by then, what can be inadequately described as the rogue element will have increased its footholds, whilst any added legislation will become entirely unenforceable due to likely further budgetary cuts imposed upon those who are charged with those enforcement and in any event can pick and choose whether to apply them. This does not mean we should lay down our arms – only that we must fight harder to secure transparency in an industry that is rotten to the core and where apathy is the life-blood of those who continue to perpetuate their abuses and negligence's, protected by the glaringly obvious weaknesses in the laws a regulation that are supposed to apply.

In this part of the matter of essential transparency, I rest my case.

Thanks very much Tony. Brilliant article. Well worth publishing and lets hope it stirs a few more park home owners into coming forward and expressing their own opinions and support.

We at PHRAA know what living under the dictatorial regime of an Unscrupulous Park Owner (UPO) is like and also the fear they generate amongst their unfortunate residents, which is how they keep control. But always remember that when push comes to shove, these rogues are bullies and cowards who make their fortunes out of exploiting their elderly residents.

The only word they understand is NO and the more folk on a park, or group of parks that say NO the weaker they become. PHRAA knows it is not easy to stand up against such tyranny, especially as those in authority are very ***reluctant*** to provide the protection for residents they should, make it very difficult and leave those suffering feel very alone. DON'T LET THEM KEEP GETTING AWAY WITH ABUSE, Always remember that without us park home owners/residents, they have no income.

Thanks again Tony. Ron Joyce General Secretary PHRAA and Editor of PHRAA NEWS.

Email ronjoyce@thephraa.co.uk

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