

Julie James AC/AM  
Y Gweinidog Tai a Llywodraeth Leol  
Minister for Housing and Local Government



Llywodraeth Cymru  
Welsh Government

Ein cyf/Our ref JJ/05672/19

Neil Hamilton AM  
Assembly Member for Mid and West Wales  
National Assembly for Wales  
Cardiff Bay  
Cardiff  
CF99 1NA  
Neil.Hamilton@assembly.wales

25 April 2019

Dear Neil,

Thank you for your email of 28 March regarding the Judicial Review of the decision to reduce the residential park home commission rate.

The Welsh Government is committed to ensuring everyone can access suitable, good quality and affordable homes. This includes those who live, or may choose to live, in a park home. The decision made on 5 June 2018 to reduce the park homes commission rate from 10% to 5% over a period of 5 years was subject to Judicial Review proceedings. The Claimants were granted permission for Judicial Review of this decision in January 2019.

As the statement made on 27 March makes clear, I have decided to re-take the decision afresh taking into account all relevant matters, including information which has come to light during the course of the proceedings.

With regards to the information referenced in the statement, one aspect of this is the views of national resident's associations expressed in a joint letter received from the British Holiday and Home Parks Association, the Independent Park Homes Advisory Service, the National Association of Park Home Residents and the National Caravan Council after the pre-action protocol has been issued. In this letter the associations indicate they had concerns in relation to the affordability of any increase in pitch fees as a result of the decision.

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:  
0300 0604400

Bae Caerdydd • Cardiff Bay  
Caerdydd • Cardiff  
CF99 1NA

[Gohebiaeth.Julie.James@llyw.cymru](mailto:Gohebiaeth.Julie.James@llyw.cymru)  
[Correspondence.Julie.James@gov.Wales](mailto:Correspondence.Julie.James@gov.Wales)

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

It also became clear during proceedings that there was a significant disparity between the claimant and the government on some financial matters considered during the decision, including whether 20 hours of owners time should be factored in when considering viability of parks and also whether sales from new home should be taken into account as part of site owner's income. The importance of these issues warrants the gathering of further financial information.

My concern throughout consideration of this matter has been to balance the interests of both residents and site owners. It is therefore important to ensure all information available is carefully considered.

My officials will take this matter forward as quickly as possible with a view to keeping costs to a minimum. I will then be in a position to confirm the preferred course of action.

Yours sincerely,

A handwritten signature in blue ink that reads "Julie James". The signature is written in a cursive, flowing style.

**Julie James AC/AM**

Y Gweinidog Tai a Llywodraeth Leol  
Minister for Housing and Local Government