

Appendix D

Mobile Homes Risk Rating Matrix	Date:	Officer:
Name of Site-		

Units on site (set as per fee boundary)	
1-5 units	Score- 5
6 - 24 units	Score- 10
25 - 99 units	Score- 15
100-150 units	Score- 20
>150 units	Score- 25
	Score =
Compliance with site licence conditions	
<i>Score for each non-compliant area between 0 (satisfactory); 1 (various defects 1/3 of site); 2 (various defects over 2/3 of site)</i>	
Roads, gateways and overhead cables	Score- 0, 1, 2
Footpaths and pavements	Score- 0, 1, 2
Lighting	Score- 0, 1, 2
Bases	Score- 0, 1, 2
Maintenance of common areas	Score- 0, 1, 2
Supply and storage of gas etc	Score- 0, 1, 2
Electrical installations	Score- 0, 1, 2
Water supply	Score- 0, 1, 2
Drainage and sanitation	Score- 0, 1, 2
Domestic refuse storage and disposal	Score- 0, 1, 2
Residents vehicular parking	Score- 0, 1, 2
Recreation space provided & maintained (if required) (0-no, 1 yes & maintained, 2 yes not maintained)	Score- 0, 1, 2
Maintenance of fire fighting equipment, points, means of raising the alarm, warning notices and maintenance	Score- 0, 1, 2
	Score =
Density, spacing and parking	
<i>Score for each non-compliant area between 0 (satisfactory); 3 (various defects 1/3 of site); 5 (various defects over 2/3 of site)</i>	
Units within 3m of the site boundary	Score- 0, 3, 5
Units closer than 6m of other units; if fitted with class 1 fire rated material the distance btw reduced to 5.25	Score- 0, 3, 5
Units too close to parking spaces or roads – 2m	Score- 0, 3, 5
Parked cars 3m from adjacent mobile home unit – 2008 condition only	Score- 0, 3, 5 or N/A
Fences & hedges btw plots comply with current condition (NB. 1989 allows 1.8m height / 2008 allows 1m)	Score- 0, 3, 5
Combustible items between units: timber structures (i.e. shed, summer house) gazebo/ awnings, verandas, car ports & walkways, decking)	Score- 0, 3, 5
Other items breaching distance btw units i.e. porches, drainpipes, decking extending out into 6m; access steps to property) need 4.5m clear space	Score- 0, 3, 5

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Density of Units on Site: The gross density should not exceed 50 caravans to the hectare, calculated on the basis of the usable area (1989 condition) OR Total number of units complied with license (2008 condition) <i>(score: complies 0, non-compliant 5)</i>		Score- 0 or 5
		Score =
Notices and information		
Notice board to display: SLH name & emergency contact details, site licence, site licence condition site plan, electrical inspection report, public liability insurance and flood plan where necessary If information is not held on board, then indication where these documents can be inspected i.e. site office <i>(score 1 per missing document; flood plan only required if site is located on EA Flood Plan – www.flood-map-for-planning.service.gov.uk)</i>		Score- 1 per item
		Score =
Fire safety 2008 condition only		
Fire risk assessment; <i>completed (0), not completed (5),</i>		Score- 0, 5 or N/A
		Score =
Confidence in management – Officers assessment		
<i>Officer to assess by rectified defects on site from last visit; no. of substantiated complaints since the last inspection and compliance since last inspection, paid invoice.</i>		
High confidence		Score- 5
Medium confidence		Score- 10
Low confidence		Score- 20
		Score =
		Total score =
Risk category		
Low risk – every 3yrs	Score up to 40	
Medium – every 2yrs	Score 41 - 80	
High – every year	Score 81 +	