

CERTIFICATE OF LEGAL CONFORMITY

Customer Reference: ROCHE S
Customer Name: Sarah Roche

Site Address: 24 Christchurch Road
Worthing
West Sussex
BN11 1JA

Description: Interlock Log Cabin
1 Bedroom Mobile Home
3950mm x 8500mm
Single Unit
2870mm ceiling height max.

We certify that the structure described above conforms with the legal definitions of a caravan currently in force.

Section 29 (1) of The Caravan Sites and Control of Development Act 1960 states a caravan is defined as

“any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted

Section 13 (1) of The Caravan Sites Act 1968 deals with twin unit caravans and provides for a caravan being

“A structure designed or adapted for human habitation which

- a) Is composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices and
- b) Is, when assembled, physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer), shall not be treated as not being (or not having been) a caravan within the



KEOPS

meaning of Part 1 of the Caravan Sites and Control of Development Act 1960 by reason only that it cannot lawfully be moved on a highway when assembled”

Section 13 (2) of the 1968 Act (amended October 2006) prescribes the following maximum dimensions as

- a) length (exclusive of any drawbar): 65.616 feet (20 metres);
- b) width: 23.309 feet (6.8 metres);
- c) overall height of living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level): 10.006 feet (3.05 metres).

We confirm that the structure described above

Is designed for human habitation having accommodation for cooking, washing and sleeping

Is within the physical size parameters

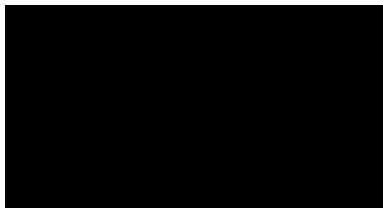
Is capable of being moved as one

I am aware of the provisions of S.194 of the Town and Country Planning Act 1990, and make this statement in the knowledge that in providing evidence to secure a Certificate, it is a criminal offence to knowingly or recklessly make a statement which is false or misleading or intended to deceive, or to withhold evidence.

Name R M Lewis BSc. CEng. MIMechE MIEE

Position Chartered Engineer

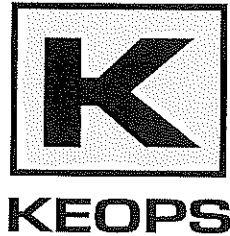
Signed



Dated 27th May 2026

For and on behalf of Keops Ltd.





Keops Manufacturing & Assembly Of A Single Unit Log Cabin Mobile Home

A caravan is defined in S.29 of the Caravan Sites and Control of Development Act 1960 as “any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer)...”.

The requirements set out in S.13(1)(a) of the 1968 Act of no more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other device apply in respect of twin-unit caravans. This is not relevant to the provision of single unit mobile homes.

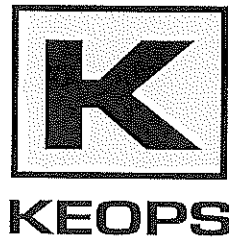
There is no requirement in the legislation that any caravan/mobile home must be manufactured and assembled in a factory or away from site, and then transported to site in 1 or 2 parts. As such the assembly or ‘Final Phase of The Manufacturing Process’ can legally take place on site.

This has been confirmed in the leading case of ‘Byrne v SSE and Arun DC (1997)’ and in numerous appeal decisions including a recent one specifically concerning a single unit mobile home. The following extracts are pertinent:

APP/J2210/X/22/3298471

5. A caravan is defined in S.29 of the *Caravan Sites and Control of Development Act 1960* as “any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer)...”. The stationing on land of a structure which would satisfy the definition of a caravan in s29 of the 1960 Act would not normally involve building operations. The established tests of size, degree of permanence and physical attachment are relevant when ascertaining whether a structure is a building.

8. It is proposed to assemble the structure on site using pre-manufactured components; it was estimated that such works would take around five days to complete. The definition of a caravan contains no requirement for pre-assembly or for it being brought to site intact. Moreover, the number of components involved in assembling the structure has only a limited bearing on whether it is capable of being moved subsequently. The requirements set out in s13(1)(a) of the 1968 Act to be no more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other device apply in respect of twin-unit caravans. However, the above requirements do not extend to single unit caravans. It is more appropriate to regard the structure as a single unit, as it would be much smaller than a twin-unit caravan. The structure would be about a quarter of the floor area of the largest twin-unit allowed by s13(2) of the 1968 Act.....



Moreover, it is clear that unlike in the case of a twin-unit, the structure could be brought to the site intact if desired. Consequently, the structure does not need to meet the statutory requirements in respect of the maximum number of sections applicable to a twin-unit caravan.

9. Drawing the above matters together, as a matter of fact and degree the structure would not have the characteristics of a building and it would meet the definition of a caravan in the 1960 Act. It follows that setting up the structure on the site would not involve the carrying out of building operations.

It is confirmed that Keops Ltd. premanufacture all the components of the single unit mobile homes within their various factories including:

- The chassis base that is made of C16 PT Structural timbers
- Timber wall beams,
- Doors and windows,
- Roofing materials.

The wall beams for both the interior and exterior walls are substantially premanufactured components designed with interlocking tongue and groove jointing, to allow for easy assembly and requiring absolutely no mechanical fixings or assembly.

Each of the wall beams are labelled within a set of wall drawings and corresponding parts list, which makes the assembly task extremely quick and no requirement for any form of onsite adaptation. All of the components made within the various factories are transported to site to make an entire 'kit' in one or two deliveries.

Keops Ltd. are in control of all of those components and send their own personnel to undertake the assembly process.

The initial phase of the assembly process is to complete the structural chassis. The Keops personnel have a drawing and technical note to explain exactly where all the chassis beams should be positioned in order to substantially support the unit in conjunction with document 'General Method of Moving Log Cabin Mobile Home'.

Once the chassis is completed, the assembly process of the rest of the single unit mobile home then commences using the various premanufactured materials already at site.

Keops Ltd. and their personnel require no heavy plant or machinery to carry out any of the assembly works.



It is estimated that the 'Final Phase of The Manufacturing Process' will take between 2&4 days (maximum).

Delivery to the client is assumed once the mobile home has been fully assembled by Keops personnel and the keys are handed over thereby completing the 'Final Phase of The Manufacturing Process' and delivery of a single unit mobile home which is designed for human habitation and has the structural capability of being lifted and transported as one if so required.

This information is provided in the knowledge of the provisions of S.194 of the Town and Country Planning Act 1990 as follows:

(1) If any person, for the purpose of procuring a particular decision on an application (whether by himself or another) for the issue of a certificate under section 191 or 192—

(a) knowingly or recklessly makes a statement which is false or misleading in a material particular;
(b) with intent to deceive, uses any document which is false or misleading in a material particular; or
(c) with intent to deceive, withholds any material information,
he shall be guilty of an offence.

(2) A person guilty of an offence under subsection (1) shall be liable—

(a) on summary conviction, to a fine not exceeding the statutory maximum; or
(b) on conviction on indictment, to imprisonment for a term not exceeding two years, or a fine, or both.

(3) Notwithstanding section 127 of the Magistrates' Courts Act 1980, a magistrates' court may try an information in respect of an offence under subsection (1) whenever laid.]

Signed on behalf of Keops Ltd

Mr. Robert Lewis

Position held:

Managing Director

Date:

13/10/2023