NORMAN GALLOWAY

Customer Focused Delivering Results

PETS AND PET OWNERSHIP

Version June 2024

The following outlines the conditions under which tenants may keep pets in the above named property, with the Landlord or their Agents explicit, written consent.

The tenant must submit a request for a pet in writing to the Landlord or their agent detailing the pet that the tenant wishes to obtain, if this is a temporary action or permanent, and complete the correct form. (https://ngforms.co.uk/pets). Should you as the tenant wish to request an additional pet, the same process applies.

Tenants are required to provide a reference for their pets from their former landlord if they have rented with their pets previously.

Tenants must fill in a separate information form for each of their pets, including contact details of their veterinary practice and a nominated person who will care for their pets in case of an emergency.

Tenants are responsible for their pets in accordance with the Animal Welfare Act 2006. If the landlord believes that a pet kept in the property has been neglected or abandoned, they will report it to an appropriate animal welfare organisation.

Any Cats or Dogs must be microchipped in line with the Microchipping Cats and Dogs (England) Regulations 2023. Tenants will have to provide a copy of the microchip certificate and microchip number in this instance.

Tenants must not leave their pets in the property when they are away unless clear arrangements have been made for their care. The Landlord or their agent must be notified of said arrangements, on the basis that access may be required during emergencies.

Dogs should not be left alone in the property for more than 4 hours at a time. Tenants must ensure that their dogs will not cause damage to the property if they are left unsupervised.

All pets kept at the property must be vaccinated and regularly treated for fleas and worms (according to species). Tenants may have to provide a copy of veterinary history to confirm that flea and worm treatment has been prescribed & applied.

Tenants are responsible for keeping all areas of the property clean and free from parasites, such as fleas.

Tenants must ensure their pets do not cause a nuisance to neighbours. This includes excessive noise. Dogs must be kept under control and on a lead in any public places, communal areas and walkways.

Pets must not be allowed to foul inside the property, except for caged pets and pets trained to use a litter tray. Any pet faeces must be removed immediately from the garden or outside areas and disposed of safely and hygienically.

Any animal listed in the schedule of the Dangerous Wild Animals Act 1976 may not be kept at the property.

Any dog listed under the Dangerous Dogs Act 1991 may not be kept at the property with the exception of dogs registered on the Index of Exempted Dogs.

Tenants may not breed animals or offer for sale any animal in the property.

Tenants must insure the property against pet damage as part of their home insurance. The tenant must provide evidence of this each year that the policy is renewed.

Dogs must be placed on a lead/in a crate/removed from the property whilst any inspections, maintenance or viewings are being conducted by the Landlord or their agent, or any contractors issued by the Landlord or their agent.

Should the tenant have an XL Bully, the tenant must provide a copy of their Certificate of Exemption proving that they can legally house said dog AND that the dog has been neutered, as per the XL Bully Ban published February 2024.

USEFUL LINKS:

https://www.ngforms.co.uk/pets

https://www.legislation.gov.uk/ukpga/2006/45/contents

https://www.gov.uk/guidance/ban-on-xl-bully-dogs

https://www.gov.uk/get-your-dog-cat-microchipped

https://www.legislation.gov.uk/ukpga/1991/65/contents