

# Purrfect Landlords



*A guide*



*Happy landlords, happy tenants,  
happy cats – a guide to cat-friendly  
tenancy agreements*

# Purrfect Landlords

[www.cats.org.uk/purrfectlandlords](http://www.cats.org.uk/purrfectlandlords)



“ I am thrilled to hear about the launch of Purrfect Landlords and support this new initiative by Cats Protection to help more landlords be pet-friendly. I am proud to back the work of Cats Protection in helping people understand the benefits a pet can bring in terms of companionship and making a house feel more like a home

Heather Wheeler,  
Minister for  
Housing and  
Homelessness,  
Ministry of  
Housing,  
Communities and  
Local Government

From left to  
right: Heather  
Wheeler MP at  
Cats Protection's  
Derby Adoption  
Centre with  
Madison Rogers,  
Advocacy Officer

## Contents

Foreword	4
Introduction – cats, the purring heart of the home	6
The growing rented sector	8
Common cat policies	10
Taking a closer look... the private rented sector	12
Taking a closer look... social landlords	14
Landlords' Q&A on cats	18
Example pet clauses	20
Becoming a cat-friendly landlord	22
References	22
Useful contacts and advice	23

Reg Charity  
203644 (England and Wales)  
SC037711 (Scotland)



Thank you

The Advocacy & Government Relations team would like to thank all the staff and volunteers at Cats Protection as well as housing associations, local authorities, landlord associations, letting agents, other animal welfare charities and the many cats we have featured. Special thanks to Michaela Phillips of Adastra Media for her help compiling this guide. You have all made Purrfect Landlords possible and we look forward to working with you to secure more cat-friendly tenancies in the future.

Purrfect Landlords  
is supported by:





### About Cats Protection and Advocacy

Cats Protection is the UK's leading cat welfare charity, helping around 200,000 cats every year through its network of over 250 volunteer-run branches and 36 centres. As well as rehoming unwanted and abandoned cats, the charity also promotes neutering and provides cat care information to the public. The charity's Advocacy & Government Relations team speaks up for cats; working with central and local government and decision makers to create a better world for cats.



## Foreword

The property where we live is more than simply bricks and mortar, it's home – regardless of whether it's rented or owned. From flats to family houses, the place we call home is our sanctuary from the outside world – somewhere to rest and relax, to entertain, to be alone, for families to grow and for children to play. Where we can be ourselves.

But for too many cat lovers that rent, finding a place to truly call home is a distant dream. Faced with tenancy agreements that do not allow cats, many are never able to fulfil their wish of owning a feline friend. Worse still, some owners find themselves

facing the heart-breaking decision to have their much-loved cat rehomed when they move into a new rented property.

The problem is not just confined to the private rented sector. Although social landlords tend to be more positive about cat ownership, many do not have policies that promote

“For too many cat lovers that rent, finding a place to truly call home is a distant dream”



James Yeates, Chief Executive, Cats Protection with his cat Monkey

responsible pet ownership.

In a modern society in which more and more people are renting their homes long-term, the way tenancies deal with the issue of having a pet cat needs to change. Landlords hold the key to making it happen.

This guide is designed to help landlords offer more to their tenants: the chance to experience the joy and companionship of owning a cat. Inside these pages, you'll discover the facts about cat ownership and why it's good news for landlords, their tenants and of course, cats.

James Yeates  
Chief Executive, Cats Protection

# Purrfect Landlords

PHOTO: ISTOCK.COM/LINDA RAYMOND



## Cats, the purring heart of the home

For many owners, a pet cat is an important member of the family and a much-loved source of companionship, comfort, fun and laughter. Yet all too often, responsible cat lovers are denied the right to welcome one into their lives simply because they rent, rather than own, their home.

With more and more people now renting – either by choice or necessity – there’s never been a more important time to change the way we look at cat ownership in rented properties.

Cats have a hugely positive impact on their owners’ lives. In fact, **nearly half<sup>1</sup> of cat-owning tenants surveyed by Cats Protection said their cat helped improve their mental health.<sup>2</sup>**

Social landlords also agree that cats are good for tenants, with 93% saying they recognised the positive benefits cats offered to their owners.<sup>3</sup>

Research carried out by Cats Protection and the Mental Health Foundation found that 87% of people who owned a cat felt it had a positive impact on their wellbeing. Meanwhile, 76% said they could cope with everyday life much better thanks to the company of their feline friends. Half of the cat owners surveyed felt that their cat’s presence and companionship was most helpful, followed by a third of respondents describing stroking a cat as a calming and helpful activity.<sup>4</sup>

PHOTO: PURPLE FLAME MEDIA/PHIL KNOX

“Tenants are more likely to stay longer and they are more likely to treat the house with respect because they’re making it a home”

”  
*May, private landlord, Pontypridd, on why she is happy to rent her property to cat-owning tenants*



# The growing rented sector

**D**riven by a changing economic climate, the past decade has seen a dramatic increase in the number of people renting – with 20% of UK homes now privately rented and 18% socially rented. The number of privately rented homes in the UK more than doubled between 2002 and 2016 and continues to increase year on year.<sup>5</sup>

More and more tenants need to rely on landlords who are willing to offer modern tenancy agreements fit for the way people with pets want to live today.

**Sadly, few private landlords currently allow tenants to keep cats, with just 13% explicitly allowing cats, and only a further 29% with a tenancy allowing pets but not specifying the pet type.<sup>6</sup>**

“Offering cat-friendly policies is easy and sensible for any landlord and the benefits are obvious: happy landlords, happy tenants and happy cats”



Often, the reason for not allowing cats is simply habit, with a third<sup>7</sup> of landlords who don't accept cats in some or all of their properties saying they didn't proactively choose to ban cats, but instead followed a standard template or advice from a letting agent.<sup>8</sup>

Not only is this bad for those who want to own cats, it also means landlords are missing out on a huge



“When cats are brought into Cats Protection due to not having landlord permission we get a very emotional appointment. The owners are obviously very distraught about having to give up their much beloved pet”

Sonia Scowcroft,  
Manager, Cats  
Protection's  
Warrington  
Adoption Centre



pool of potential tenants – ones who may feel more settled and likely to value their pet-friendly home.

Cats are one of the country's most popular pets with over 11 million owned cats in the UK.<sup>9</sup>

**Social landlords are more welcoming of cats, with 52% explicitly allowing cats and a further 30% with a tenancy allowing pets but not specifying the pet type.<sup>10</sup>**

Crucially, however, social landlords frequently fail to include terms promoting responsible cat ownership within tenancy agreements with only 11% of those that allow cats requiring neutering and 7% requiring microchipping and vaccinating respectively.<sup>11</sup>

Through the introduction of responsible and reasonable cat ownership policies and tenancy

“Cats are one of the country's most popular pets with over 11 million owned cats in the UK”



clauses, landlords can accept cats with confidence. These policies would ensure cats in rented properties are neutered, microchipped and kept up to date with vaccinations.

Offering cat-friendly policies is easy and sensible for any landlord and the benefits are obvious: happy landlords, happy tenants and happy cats.

Charities like Cats Protection

regularly take in much-loved cats for rehoming simply because their owner cannot find a rented property that will accept them.

**In a 2017 survey, 79% of Cats Protection branches and centres said the problem of cats being handed in for rehoming due to owners having problems with housing and pet policy issues had got worse over the previous year.<sup>12</sup>**

## Common cat policies

The lack of cat-friendly tenancy agreements prevents tenants from owning cats in both the private rented and social housing sector.

However, simple cat-friendly policies could result in significant benefits to landlords and tenants alike.

### Policy 1 No cats allowed

An outright ban on owning cats is frequent in the private rental sector. Overall, cat ownership in the private rented sector is lower than the national average.<sup>13</sup>

### Solution Go cat-friendly

Allowing cats into rented properties need not place any additional burden on landlords, and in fact would open up a huge new market of potential tenants. **32% of private renters aged 16-34 do not have a cat but would like one.**<sup>14</sup> By becoming cat-friendly, landlords can attract those seeking a long-term home for themselves and their feline family member.

Private tenants that are able to own cats benefit immensely. Among those that own a cat, 94% report their cat having a positive effect on their life such as making them happy, providing company and affection, or improving mental health.<sup>15</sup> It makes sense that these people would therefore greatly value a rented property which enabled them to keep their feline friend.

PHOTOS: PURPLE FLAME MEDIA/PHIL KNOX

“Finding rented accommodation that allows cats was really difficult. It would be a case of searching every day at the properties, looking at what was available and then looking into the fine print, did they allow pets? A lot of the time it was just a no, straight away”

Laura, private renter, Wrexham



“If landlords are proactive in making sure that tenants are only allowed a certain number of cats and that they are all neutered, it saves the landlord time and money, safeguards the welfare of the cats and helps ensure tenants are getting the most out of their furry friends”

SuiLi Weight,  
Cats Protection  
Community  
Neutering Officer,  
South London  
& South East



### Policy 2 Cats welcome, but few conditions relating to cats

Social landlords are four times as likely to explicitly allow cats than private landlords with 52% of social landlords explicitly allowing cats in all or some of their properties compared to just 13% of private landlords.<sup>16</sup> A further 30% of social landlords also say their tenancy allows pets but does not specify the pet type. While this is

encouraging, **89% of those social landlords that allow cats do not have policies in place requiring cats to be neutered** and 93% do not have policies in place requiring cats to be microchipped or vaccinated respectively.<sup>17</sup> This can cause irresponsible cat ownership in communities and cats, through no fault of their own, are often the victims of poor welfare and uncontrolled breeding.

Survey evidence further shows two thirds (66%)

of social tenants whose tenancy allows cats don't know of or don't believe there are any conditions or restrictions on keeping cats.<sup>18</sup> This could suggest social landlords also need to be proactive in communicating tenancy conditions related to cats where such conditions exist.

### Solution Responsible cat policies

Tenancy agreements help everyone know where they

stand and are a sensible place to outline policies on cat ownership.

Responsible and reasonable policies on cat ownership are essential to allow cat owners to care for their cats' welfare and meet the expectations of the landlord. Such policies would require tenants to ensure cats are neutered, microchipped and vaccinated as well as limiting the number of cats that can be kept in a household.

# Taking a closer look... the private rented sector

The biggest issue private tenants face is blanket 'no pets' clauses in tenancy agreements.

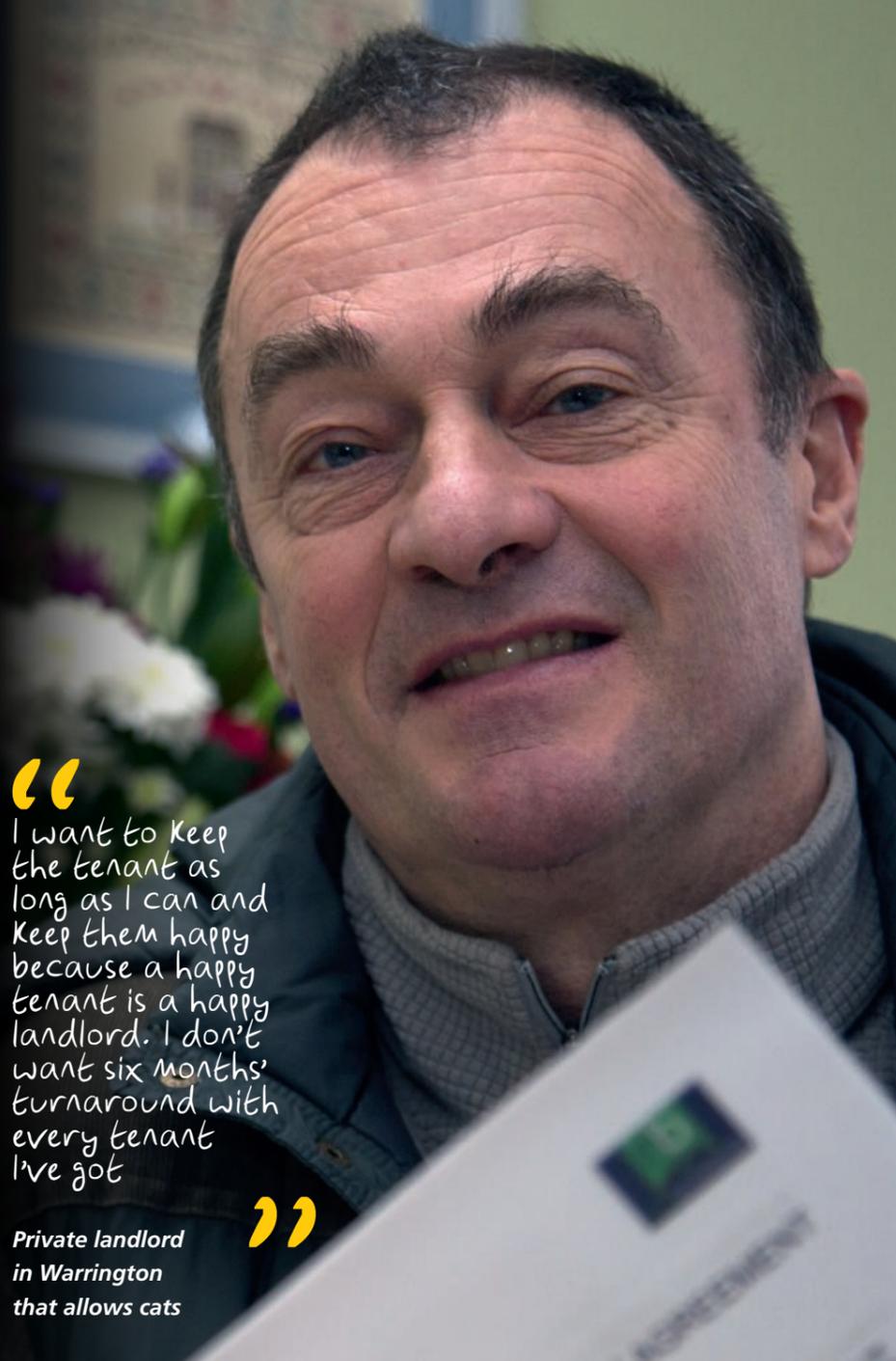
Landlords can be legally obliged by neighbouring tenants to enforce common clauses and restrictive covenants in leases and tenancy agreements which deal with nuisances. This can be to address complaints from neighbours about barking dogs or pets soiling in communal areas. For this reason, many solicitors draft leases and tenancy agreements which either say 'no pets' or limit the keeping of pets in flats and other accommodation.

These 'no pet policies' mean that landlords are missing out on a pool of potential tenants – including those who may be more likely to settle down with their pets and value a rented property as a long-term home.

Cats are good for people – 94% of private tenants with a cat said cat ownership has a positive impact on their lives, with benefits such as improving mental health, providing company, happiness and affection. Others recognised the positive impact of cats being something to care for and being good for families and children.<sup>19</sup>

Cats are good for people – 94% of private tenants with a cat said cat ownership has a positive impact on their lives<sup>19</sup>

PHOTOS: PURPLE FLAME MEDIA/PHIL KNOX



“ I want to keep the tenant as long as I can and keep them happy because a happy tenant is a happy landlord. I don't want six months' turnaround with every tenant I've got ”

Private landlord in Warrington that allows cats

## Becoming a cat-friendly landlord

### Cat-friendly tenancy agreements

Including cat-friendly wording in tenancy agreements goes beyond just allowing cats into a property – it provides peace of mind for both the landlord and the tenant.

By setting down a set of simple and reasonable

conditions, landlords can rest assured that tenants are committed to responsible cat ownership. These pet-friendly conditions should require cats to be neutered, microchipped, vaccinated, treated for parasites such as fleas, as well as setting a limit on the number of cats that can be kept.

The examples on pages 20-21 show example pet-friendly tenancy clauses.

75% of cat-friendly private landlords report no problems at all from cats in their properties.<sup>20</sup>

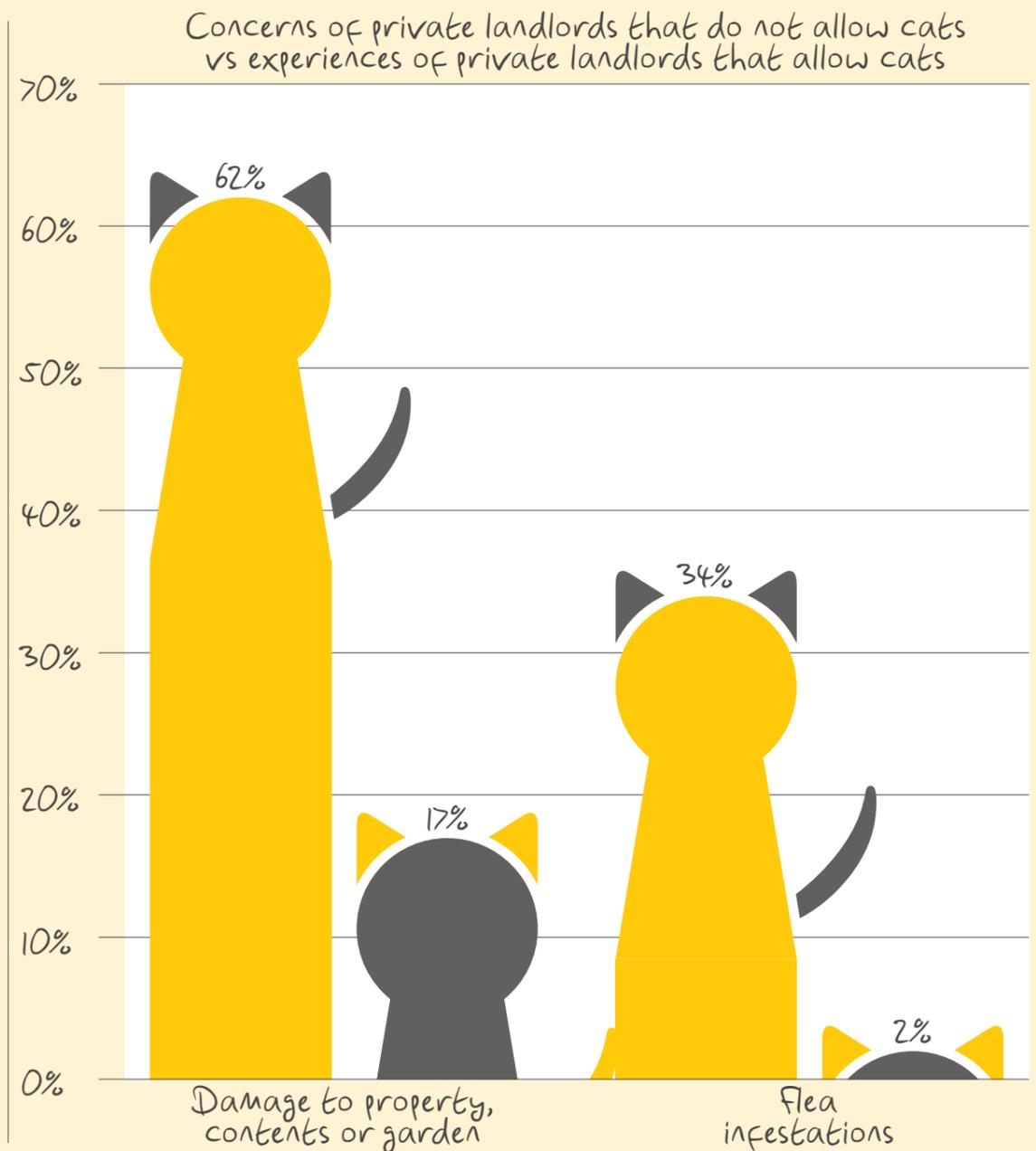
Key:



Concerns of landlords who do not accept cats



Experience of landlords who do allow cats



### Cat references

Asking for a pet reference from a previous landlord is a great way to find out more about the cat and whether there have been issues in the past affecting rented property. Previous landlords can comment on whether a cat has caused damage or if there have been issues such as fleas, as well as recommending the tenant as a responsible pet owner.

Tenants themselves can also write their own pet CV, outlining the steps they take to look after their cat – for instance, giving regular flea treatment, providing enrichment toys and arranging regular vet check-ups. More than half (58%) of current cat owners say they'd be happy to obtain a reference from a previous landlord, if required.<sup>21</sup>



“ I've always got my full deposit back, I've never had any damage from the cats ”

Laura, private tenant who rents with her two cats Princess Bella and Sir Bobbin

# Taking a closer look... social landlords

A recent Cats Protection survey found that 82% of housing associations and local authorities (social landlords) already allow tenants to either explicitly or implicitly keep cats.<sup>22</sup> But while this is encouraging, 89% of social landlords who allow cats do not have policies in place requiring cats to be neutered and 93% do not have policies in place requiring cats to be microchipped or vaccinated respectively.<sup>23</sup> This lack of clear guidelines on ownership can cause irresponsible cat ownership within communities particularly where cats are allowed to breed uncontrollably and/or cause a nuisance.

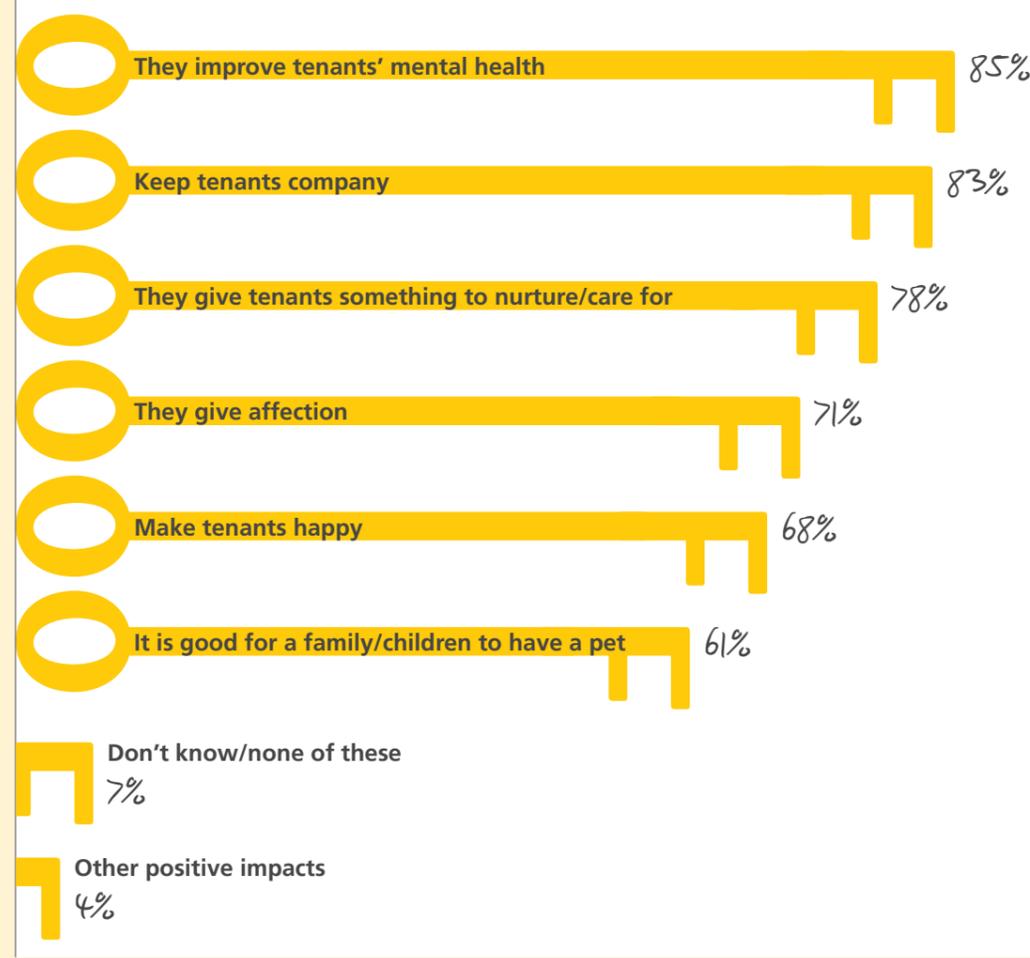
The solution is simple: responsible and reasonable policies on cat ownership can be included within tenancy agreements. This helps protect the welfare of cats and can prevent problems further down the line.

PHOTO: PURPLE FLAME MEDIA/PHIL KNOX



Why does it matter that tenants can have a cat? In a 2018 survey, 93% of social landlords credited cats as having a positive impact for their tenants<sup>24</sup>

Positive impacts of owning a cat (for tenants) as perceived by the landlords



Key:

Percentage of social landlords

## What should be included in tenancy agreements?

A responsible and reasonable policy on cat-ownership should require cats to be neutered, microchipped, vaccinated, treated for parasites such as fleas, as well as setting a limit on the number of cats that can be kept.

The policy should be proactively communicated to tenants to ensure they are aware of their responsibilities. See pages 20-21 for example wording of a pet policy and pet clauses allowing cats which can be included in tenancy agreements.

## Why neutering matters

Cats are prolific breeders and if left unneutered one female is capable of having up to 18 kittens a year. All these kittens are then able to breed by the time they are four months old. Neutering is the only humane way to prevent cats from breeding, significantly improves their welfare and

prevents problems with cats in the neighbourhood. Cats that are neutered are less likely to exhibit unwelcome behaviours such as roaming, urine spraying to mark territory both indoors and outdoors and are much less vocal than entire cats that are on the lookout for a mate. This all leads to healthier cats and happier owners and neighbours.

**Sarah Reid, Cats Protection's Community Neutering Officer for Scotland**



## Help with the costs of neutering from Cats Protection

Cats Protection offers financial help towards the cost of neutering for cat owners on low income across the UK.

To find out about working with Cats Protection to assist tenants to have their cats neutered, please call the Neutering helpline number (Monday-Friday, 9.30am-1pm) 03000 12 12 12.

**“** On the whole, we do not receive many, if any, reports of cats not being well behaved or looked after. Cats are very rarely ever a cause of concern for us **”**

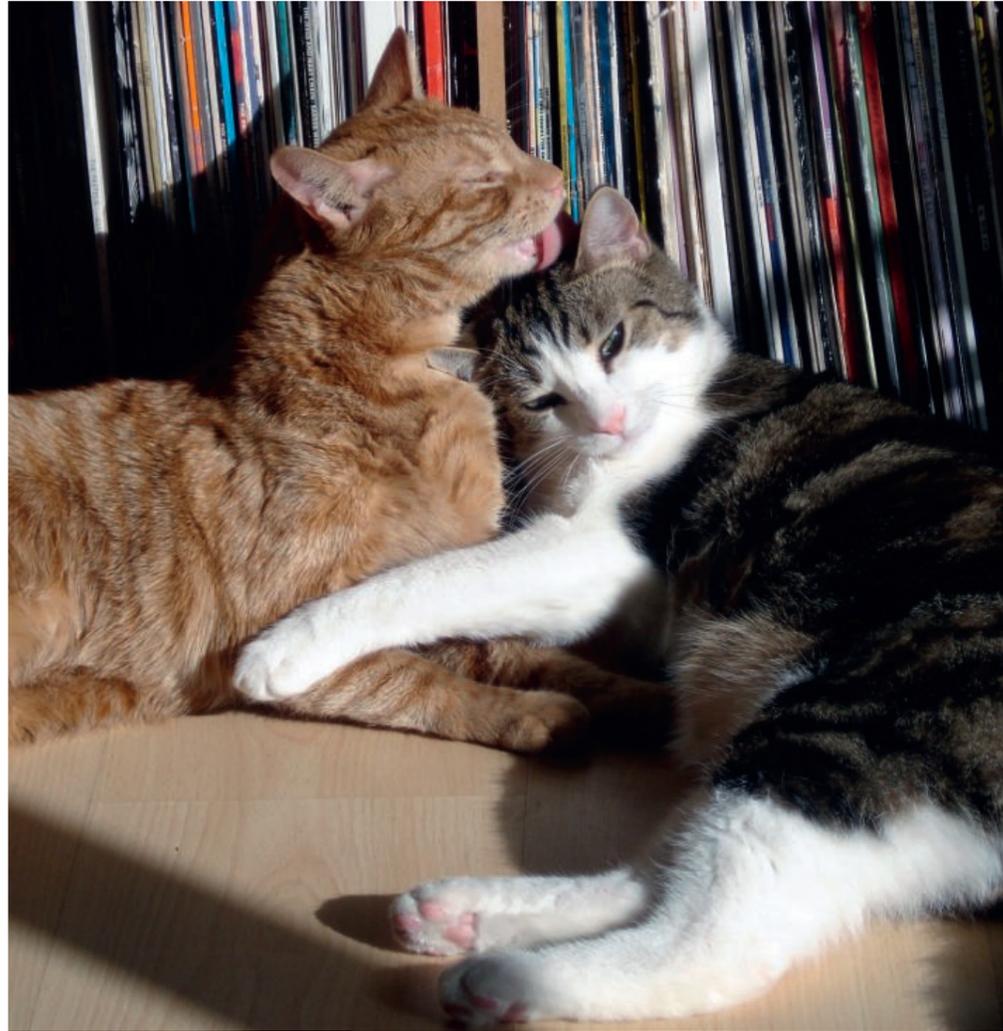
**Housing association, Scotland<sup>25</sup>**



PHOTO: PURPLE FLAME MEDIA/PHIL KNOX

In a 2018 survey, 85% of social landlords credited cats as helping to improve the mental health of their tenants.<sup>26</sup>

Taking a closer look... social landlords continued overleaf ▶



### What properties are suitable for cats?

Of the social landlords that do not allow cats, 75% say this is because the property is unsuitable for cats.<sup>27</sup> Yet this need not be the case. Cats are highly adaptable animals and there is a cat suitable for every home. Cats Protection often has cats in its care with medical conditions or disabilities which mean they must have indoor-only homes. For these cats, flats or other properties with limited outdoor access are often ideal.

### Morrissey and Zoidberg love their indoor home

Brothers Morrissey and Zoidberg were adopted by owners Katie and Frank from a rehoming charity. Because of their previous history, the couple were advised that they were best suited as indoor cats. This meant they could be perfect family pets for the couple, who live in a second floor flat with their son Isaac. Katie said: "We've always made sure Morrissey and Zoidberg have plenty of stimulating

toys and activities, as well as scratching posts. They've never caused a nuisance to any of our neighbours and they live happy, contented lives as indoor cats."

“Morrissey and Zoidberg have plenty of stimulating toys and activities”



### Stroud District Council

In 2013, Stroud District Council in Gloucestershire, having consulted with tenants, rolled out a new pet policy to its sheltered housing tenants to allow pet ownership with the permission of the Council.

Previously, tenants had been allowed to bring existing pets when moving in but were not allowed to acquire new pets. Councillor Mattie Ross felt this ignored the obvious benefits of pet ownership, particularly

with tackling social isolation and improving mental health, and wanted to improve the pet policy.

The new policy allowed sheltered housing tenants to keep a pet with the Council's permission and specified that cats must be neutered, microchipped and have up-to-date vaccinations. This new policy was a hit and in 2014 was extended to all of the Council's social housing tenants. The requirement for cats to be neutered has helped prevent problems with multi-cat households and stray/feral cat colonies.

“The new policy allowed sheltered housing tenants to keep a pet with the Council's permission and specified that cats must be neutered, microchipped and have up-to-date vaccinations”



Left: Scamp, Dr David Drew MP's cat

Below, left to right: Councillor Mattie Ross, Michelle Elliott, Principal Tenancy Management Officer, Stroud District Council and Dr David Drew, MP for Stroud



“I'm so happy that Stroud District Council's new pet policy has proven such a success and helped empower tenants to keep pets while improving local animal welfare standards. Cats are members of the family for many people and it's only right that we look after them too”

Dr David Drew, MP for Stroud



# Landlords' Q&A on cats

## Q What about fleas?

A No one wants to have fleas in their home and effective, preventative treatment is readily available. Cats Protection recommends cat owners obtain parasite control from their vet for the most effective and safest options. If a cat owner requests and provides vet records this can give landlords peace of mind that a cat has been regularly checked and the vet has not found evidence of fleas on the cat or cats.

## Q What if cats scratch furniture in my furnished property?

A Scratching is a natural behaviour for cats, but most are happy to do this outdoors, where access is available, or use a scratching post indoors. Of private landlords that have allowed cats in their properties, 89% have not experienced any problem with a cat damaging furniture or fittings belonging to the landlord.<sup>28</sup> In most cases, the risk of a cat scratching can be reduced by talking to the tenant about how to prevent it – for example, by ensuring there are suitable scratching posts available. It's also worth remembering that the costs of repairing damage caused by scratching furniture or fittings can be recovered through a standard deposit.

## Q Is the rented property suitable for cats?

A In most cases, there is a cat suitable for any property, including flats and properties without a garden – the right cat for the right home. Some cats are actually best suited to living indoors, perhaps due to a disability such as being blind or deaf, or an illness that makes them vulnerable to picking up infections outside. Other cats just prefer the indoor life. Charities such as Cats Protection can offer assistance to landlords and tenants to help match the right cat to the most suitable home.

## Q What can be done to prevent cats causing a nuisance to neighbours?

A By including a requirement within tenancy agreements that cats are neutered, landlords can reduce the chance of cats causing a nuisance to neighbours. Neutered cats are less likely to display the behaviours associated with mating such as urine marking territory, meowing loudly or fighting.

Some landlords are concerned about cats toileting in gardens and communal spaces, and this may be an issue regardless of whether a tenant owns a cat themselves. There are a number of ways to discourage cats from toileting in certain areas such as planting shrubs close together, covering areas with stone chippings or pebbles, providing litter trays or installing an automatic garden spray with a movement detector.

## Q How many cats should I allow in my property?

A The number of cats to be allowed in a property largely depends on the size of the house or flat. Cats Protection would suggest that two cats should be a maximum limit for most properties whereas in small houses or flats only one cat may be more appropriate.

Cats are generally solitary animals and while some are happy to live with another cat, they do not necessarily need feline companionship and can become stressed by being in a house with multiple cats.

## Q What if my tenants can't afford to have their cats neutered?

A Cats Protection runs the world's largest cat-neutering programme and offers financial help for owners on a low income to have their cats neutered. Contact Cats Protection for more information using the National Information Line on 03000 12 12 12.

## Q What if my tenant moves out and leaves the cat behind?

A Including specific rules on cats within tenancy agreements will help to ensure that tenants are responsible owners, reducing the risk of abandonment. In the event this should happen, animal welfare charities may be able to take the cats in or advise on options. Anyone with a query about an owned, stray or abandoned cat can call the Cats Protection National Information Line on 03000 12 12 12.

## Q Do cats suffer separation anxiety and create a noise nuisance when their owner is out?

A While cats make wonderful companions for people, they are also independent animals that are generally happy with their own company. It is very uncommon for them to suffer from anxiety when separated from their owner, unlike dogs.

## Q Should I worry about cats fouling in indoor communal areas?

A Cats are inherently clean animals that prefer to toilet well away from their living areas. Because cats also prefer to bury their waste, they are unlikely to soil in communal areas such as hallways and corridors.

## Q What if my tenant needs to go into care or is incapacitated?

A Private landlords should encourage their tenants to make arrangements for their cats in the case of emergencies and provide emergency contact details to the landlord.

Cats Protection's Cat Guardians service offers peace of mind to owners that their cat will be well cared for should they pass away. The service ensures that once notified of the death of an owner, the charity can make arrangements for a cat to be taken into one of its centres or branches for rehoming.<sup>29</sup>



Cat Guardians

[www.cats.org.uk/catguardians](http://www.cats.org.uk/catguardians)

## Q How can I make sure that the tenant addresses any damage caused by the cat?

A Serious damage caused by a cat is very rare if a cat is neutered and has the right environment. When your tenant leaves, we suggest landlords or their agents check the property as they normally would against the inventory. Cats are generally clean animals and are unlikely to have caused any significant damage. In the event of damage occurring landlords should be able to use a tenant's standard deposit to cover the costs. Alternatively, landlords can require tenants to cover the cost of any damage caused by a cat through a clause in their pet policy or tenancy agreement.

## Q How can I stop my property being used by tenants to breed kittens for sale?

A Tenancy agreements for all properties should state that a tenant's cats should be neutered, so breeding of kittens would be prevented. Landlords can also request to see evidence such as a copy of vet records to confirm that a cat has been neutered, microchipped, vaccinated and treated for parasites. Vets will provide this to any owner on request. Many tenancies, particularly those of social landlords, already have a prohibition on commercial breeding and sale of pets so a clause requiring neutering is entirely consistent with this.



# Example pet clauses

1. Short form pets permission clause (with pet policy)
2. Long form pets permission clause (no policy)
3. Pets considered clause (no policy)

## 1. Draft short form pet permission clause (with accompanying pet policy) Cats explicitly allowed clause

The Landlord permits the Tenant to keep [insert permitted number] cats in the Property for the duration of the Term/Tenancy. The Tenant agrees to comply with the Pet Policy set out at Schedule [insert schedule number] at all times for the duration of the Term/Tenancy.

### Draft Supplementary Pet Policy: "[Insert schedule number]"

#### Core Pet Policy requirements

1. The Landlord may request a written reference regarding the cat(s) from the Tenant's former landlord if the cat(s) has previously been kept in rented accommodation.
2. Cats must be neutered (and evidence of neutering supplied on request – see discretionary requirements).
3. Cats must be microchipped and the address of the rented Property in which the owner

resides with the cat must be registered with the microchip company (and evidence supplied on request – see discretionary requirements).

4. Cats must be fully vaccinated with annual boosters and regularly treated for fleas and mites. (The Landlord may require the Tenant to supply evidence in support – see discretionary requirements).

#### Discretionary Requirements

5. Tenants must provide the Landlord with the following information concerning the cats:
  - (a) Name(s) of cat(s);
  - (b) Registered veterinary practice contact details;
  - (c) Veterinary or other records (eg animal welfare charity) of neutering;
  - (d) Veterinary or other records (eg animal welfare charity) of vaccinations, treatments for fleas, mites or other parasitic conditions;
  - (e) Microchip number[s]; and evidence that the chip details the Tenant's current address;
  - (f) Contact details of a person

To download the example clauses on these pages, please visit: [www.cats.org.uk/purrfectlandlords](http://www.cats.org.uk/purrfectlandlords)

- who will care for the cats in an emergency/tenant's absence.
6. Tenants are responsible for their cats under the relevant animal welfare legislation [The Animal Welfare Act 2006/The Animal Welfare (Scotland) Act 2006/ Welfare of Animals Act (Northern Ireland) 2011]. If the Landlord suspects that the Tenant is in breach of their legal obligations towards the cats the Landlord may report the Tenant to the relevant authority, and permission to keep the cats under clause [insert clause number] may be revoked.
  7. Cats must not be allowed to foul inside the Property except in a litter tray. The litter tray must be cleaned regularly and litter disposed of properly and efficiently.
  8. Tenants must repair any damage to the Property and its fixtures and fittings which have been caused by the cats to the satisfaction of the Landlord.
  9. At the end (or earlier expiration) of the Term the Tenant will clean the Property.
  10. Tenants must not allow the cats to cause a nuisance of any kind including nuisance to the other tenants in relation to noise or hygiene.
  11. Landlords may grant the Tenant permission to install a cat flap(s) at the Property, such permission shall not be unreasonably withheld.
  12. Tenants who wish to obtain an additional pet of any kind or have more than [insert permitted number] cats must first apply for written permission from the Landlord.

## 2. Draft long form pets permission pet clause (no accompanying pet policy) Pets permission clause

The Landlord permits the Tenant to keep [insert permitted number] cats in the Property for the duration of the Term/Tenancy. The Tenant agrees that the cats will be neutered, microchipped and fully vaccinated with annual boosters and regularly treated for fleas and mites.

#### Discretionary Requirements

1. The Tenant will reimburse the Landlord for the costs of any damage to the Property or the Landlord's fixtures and fittings caused by having a cat in the Property OR Tenants must repair any damage to the Property and its fixtures and fittings which have been caused by the cats to the satisfaction of the Landlord.
2. Tenants are responsible for their cats under the relevant animal welfare legislation [The

Animal Welfare Act 2006/The Animal Welfare (Scotland) Act 2006/Welfare of Animals Act (Northern Ireland) 2011]. If the Landlord suspects that the Tenant is in breach of their legal obligations towards the cats the Landlord may report the Tenant to the relevant authority, and permission to keep the cats under clause [insert clause number] may be revoked.

3. Cats must not be allowed to foul inside the Property except in a litter tray. The litter tray must be cleaned regularly and litter disposed of properly and efficiently.

## 3. Draft pets considered clause (no accompanying pet policy) Pets considered clause

Pets will be considered by the Landlord. Permission to keep a cat(s) in the Property for the duration of the Term/Tenancy will not be unreasonably withheld and will be on the basis of the Landlord specifying

the number of cats permitted in the Property for the duration of the Term/Tenancy. The Tenant is on notice that the number of cats permitted per property will not normally exceed a maximum of two unless there are exceptional circumstances, such as an extremely large property. A condition of any permission granted by the Landlord will be that the Tenant agrees that the cat(s) in the Property will be neutered, microchipped and fully vaccinated with annual boosters and regularly treated for fleas and mites. Such permission will be evidenced in writing through written communication to the Tenant. Such permission by the Landlord will be in writing and addressed to the Tenant.

**Please note: any guidance provided in this document does not constitute legal advice and Cats Protection recommends that anyone entering into a tenancy or other arrangement should first seek independent legal advice from their own solicitor or from Citizens Advice.**



PHOTO: PURPLE FLAME MEDIA/PHIL KNOX



## Useful contacts and advice

- **Purrfect Landlords web portal**  
Information for landlords and tenants to help ensure cat friendly tenancies  
📄 [www.cats.org.uk/purrfectlandlords](http://www.cats.org.uk/purrfectlandlords)

- **Cats Protection essential and veterinary guides**  
Guides to neutering, microchipping, managing cat behaviour, moving house, preventing fleas and much, much more  
📄 [www.cats.org.uk/cat-care/care-leaflets](http://www.cats.org.uk/cat-care/care-leaflets)

- **Cats Protection Neutering helpline**  
☎ 03000 12 12 12 Mon-Fri 9.30am to 1pm
- **Cat care advice**  
📄 [www.cats.org.uk/help-and-advice](http://www.cats.org.uk/help-and-advice)
- ☎ **Cats Protection National Information Line:**  
03000 12 12 12 Mon-Fri 9am-5pm  
@ [info@cats.org.uk](mailto:info@cats.org.uk)

- **Advice on adopting a cat**  
📄 [www.cats.org.uk/find-a-cat](http://www.cats.org.uk/find-a-cat)

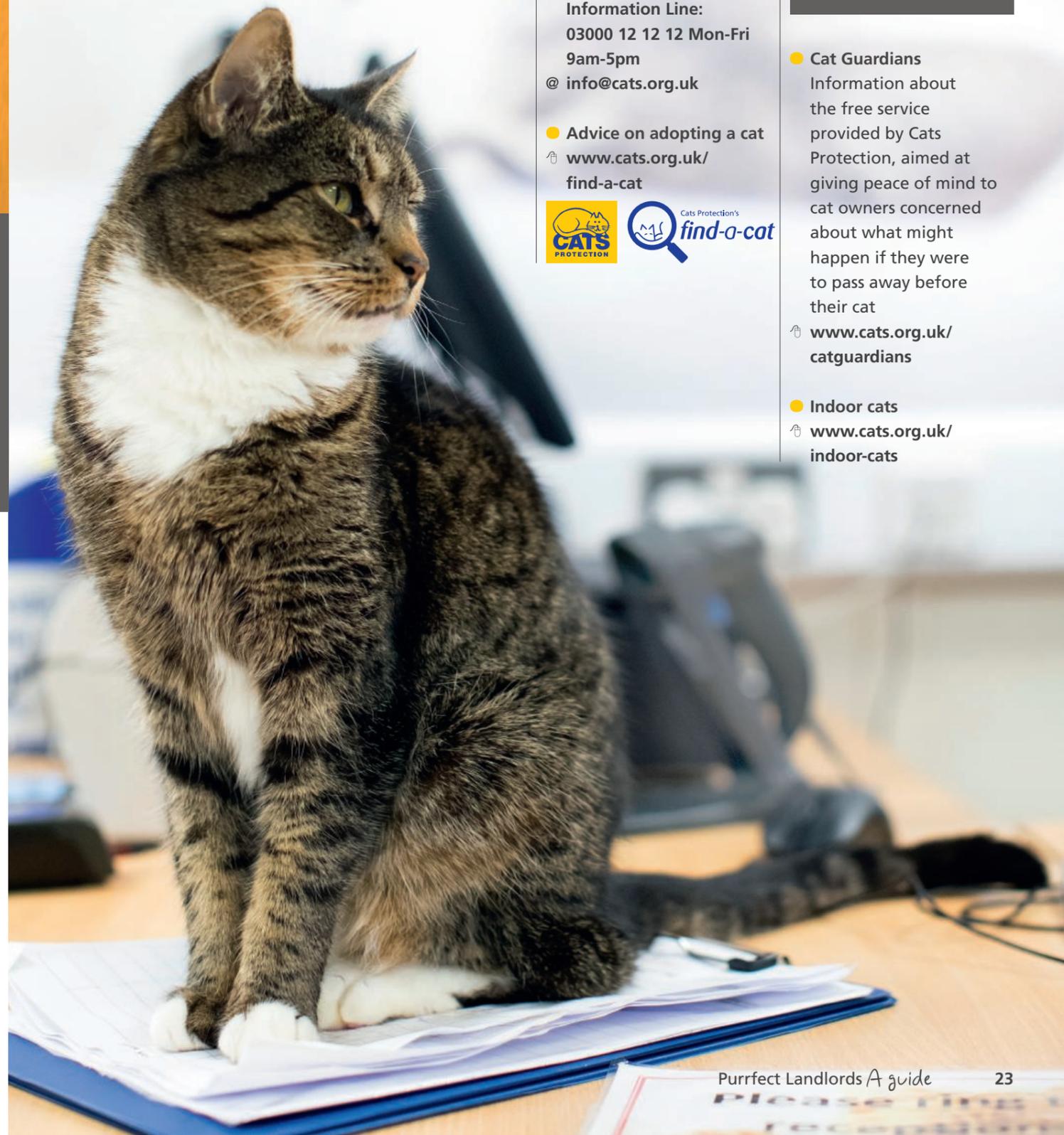


- **Lets with Pets**  
Advice for tenants and landlords about renting privately with pets  
📄 [www.letswithpets.org.uk](http://www.letswithpets.org.uk)



- **Cat Guardians**  
Information about the free service provided by Cats Protection, aimed at giving peace of mind to cat owners concerned about what might happen if they were to pass away before their cat  
📄 [www.cats.org.uk/catguardians](http://www.cats.org.uk/catguardians)

- **Indoor cats**  
📄 [www.cats.org.uk/indoor-cats](http://www.cats.org.uk/indoor-cats)



### I want to become a cat-friendly landlord, what do I do?

- Advertise your property as 'cats welcome', 'cats considered' or 'cats by permission'
- Change your pet policy or tenancy agreement using the examples on pages 20-21 as a guide
- Have a chat with any prospective tenants about their cat and make sure they understand they'll need to ensure their cat is neutered, microchipped and vaccinated. The cat must also be well-cared for and receiving regular flea treatment and vet checks
- If you would like extra peace of mind, request a pet reference from a previous social or private landlord or letting agent

#### The Status of Cat Ownership Four online surveys were conducted by YouGov:

- 1,378 private tenants were interviewed between 9 and 27 November 2017
- 1,136 social tenants were interviewed between 30 November and 15 December 2017
- 985 private landlords were interviewed between 16 and 27 January 2018
- 129 social landlords were interviewed between 30 January and 23 February 2018

Where applicable, data has been weighted to ensure it is representative of each sample group.

#### References

- 1 49%
- 2-3 The Status of Cat Ownership in the UK Rental Market, YouGov March 2018
- 4 Study is based on a sample size of 621 with data collected between July and August 2011 via Mental Health Foundation's website/social networking sites. The majority of respondents were women (83%) aged between 26 and 55 (78%)
- 5 [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/609282/Dwelling\\_Stock\\_Estimates\\_2016\\_England.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/609282/Dwelling_Stock_Estimates_2016_England.pdf), <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/Hsfs/KeyInfoTables>, <http://gov.wales/docs/statistics/2017/170427-dwelling-stock-estimates-2015-16-en.pdf>, <https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2016-17>
- 6 The Status of Cat Ownership in the UK Rental Market, YouGov March 2018
- 7 34%
- 8 The Status of Cat Ownership in the UK Rental Market, YouGov March 2018
- 9 The PDSA Animal Wellbeing (PAW) Report 2018 PDSA
- 10-11 The Status of Cat Ownership in the UK Rental Market, YouGov March 2018
- 12 Cats Protection housing survey of CP branches and adoption centres, (August 2017) Cats Protection, Sussex
- 13-28 The Status of Cat Ownership in the UK Rental Market, YouGov March 2018
- 29 [www.cats.org.uk/catguardians](http://www.cats.org.uk/catguardians)

# Purrfect Landlords

[www.cats.org.uk/  
purrfectlandlords](http://www.cats.org.uk/purrfectlandlords)

Reg Charity  
203644 (England and Wales)  
SC037711 (Scotland)

COM\_2997 82300

