



Lake District Estates Property & Lettings Department Pet Policy 2026

1. New tenancies

As part of our formal tenant referencing and pre-qualification process, you will be asked if you intend to keep a pet at the property when a viewing is undertaken. If you wish to keep a pet at the property, a request should be put in writing on the initial application form.

If we proceed with your tenancy application, subject to references, we will issue a pet request form for completion.

Whilst each application for a pet will be looked at on a case-by-case basis, it may be reasonable for us to refuse a request in some circumstances, such as:

- another tenant in a communal site has an allergy
- the property is too small for a large pet or several pets
- the pet is illegal to own

Should we decline the request for a pet, you are still welcome to continue with your application for a tenancy, but without a pet. If you wish to put forward a further pet request at a later date after your tenancy has started, the process below will apply.

2. Existing tenancies

Whilst each application for a pet will be looked at on a case-by-case basis, it may be reasonable for us to refuse a request in some circumstances, such as:

- another tenant in a communal block has an allergy
- the property is too small for a large pet or several pets
- the pet is illegal to own

3. Request process

For all requests for rabbits, cats and dogs, we will require a completed Pet Request form. The form requests some detailed information covering (but not limited to) the following details, to enable us to make an informed decision about your requested pet:-

- Full description of the animal, including breed type, size/weight, coat type and personality traits
- History of any behavioural issues or aggression
- Previous landlord pet reference (if letting with the pet previously)
- A Veterinarian reference confirming health, flea and worm treatments are up to date
- Confirmation that it is not a banned breed

We will respond to all requests, in writing, within 28 days unless further information is required, whereupon we may need to request a further 7 days in line with Renters Rights Act Legislation.

If we decline the request you will be in breach of contract should you keep an animal at the property.

4. Small companion pets and exotics

There are a few pets that we will accept without requiring written permission:-

- Small snakes or reptiles in a small vivarium
- Small fish tanks with goldfish (larger and heated aquariums will require written permission)
- Small cage contained animals such as gerbils, fancy rats and hamsters, but not rabbits.

5. Pet requirements

Should permission be granted to keep a pet at the property, such as a cat or dog, we will require the signing of a pet agreement which will outline the conditions under which the pet has been agreed. These conditions will be agreed on a case-by-case basis and may include a requirement to show evidence that the pet is insured.

6. Behaviour Policy

Where we, the landlord, grant you, the tenant, permission to keep a pet in the property, you must ensure that you, and the pet, follow all of the rules set out in this policy.

These rules are aimed at ensuring that the pet is well cared for, pet nuisance does not disturb your neighbours, and that the pet does not damage the property or any common parts of the building.

Failure to follow the rules in this policy will be considered a breach of the tenancy agreement, and we may take action to prevent any further breach from occurring. This may include taking action to regain possession of the property from you.

Requests for further pets

1. If we grant consent to allow a pet, it is for that specific pet only.
2. You must not bring any additional pets into the property without requesting permission in writing and obtaining our consent.

Caring for the pet

3. You must ensure that the pet is well cared for, and you must look after them in accordance with the Animal Welfare Act 2006. This means you have a duty of care to provide a suitable environment and diet, provide them with regular exercise and ensure they have appropriate health care so they do not suffer.
4. If you are away from the property, then you must not leave the pet in the property without arranging suitable care for them. For example, by boarding them in a cattery or kennel.
5. Pets must be vaccinated and receive regular treatments for fleas and worms where appropriate.
6. All cats and dogs, and any other appropriate pets, must be microchipped from an appropriate age.
7. Wherever reasonable, pets must be neutered/spayed.
8. If we believe that a pet is being mistreated or has been abandoned, then we may alert an appropriate animal welfare organisation or veterinary surgery to keep the pet safe.

Use of the property

9. The pet must be kept in the property you have a tenancy for and must not be kept in the common parts of the building. The common parts include any stairwells or other shared areas which you have a licence to use.

10. The pet must not damage the property or any communal parts of the building and, should it occur, you must inform us as soon as possible. The cost of repairing the damage will be charged to you.

11. Any damage caused by the pet to your, or another tenant's belongings, will be your responsibility.

12. Except for caged animals and pets trained to use a litter tray, the pet must not foul in the property or the common parts, including any gardens. If it does occur, then you must remove any faeces immediately and dispose of it hygienically.

13. Breeding the pet for commercial purposes is expressly prohibited.

14. You must ensure the property, and any communal parts you share with other tenants, is kept clean and free of parasites.

15. You must not make alterations to the property, including fitting cat flaps, without first obtaining our permission in writing.

Dogs

16. A dog must not be left alone in the property for more than four hours at a time. You must ensure that the dog will not cause damage while left unsupervised.

17. Dogs must be kept on a lead at all times in the communal parts of the building.

18. Dogs must not be allowed outside of the property without supervision.

Preventing nuisance

19. You must not allow the pet to cause nuisance to the neighbours, other tenants in the building, the landlord, or anyone attending the property on behalf of the landlord.

20. Nuisance includes, but is not limited to:

- a. Roaming and unattended animals.
- b. Pets fouling in neighbour(s) gardens or communal areas.
- c. Excessive noise.
- d. Overpopulation of animals in a household.
- e. Unpleasant odours.
- f. Threatening or harmful behaviour, including aggression, aggression toward people, and aggression toward other animals. Aggression can include threat displays, lunging, growling, snarling, snapping, and biting.

21. If the pet does commit nuisance, we will notify you that the behaviour must stop. If it continues then it will be considered a breach of the tenancy, which may lead to us seeking possession if necessary. We may also report the behaviour to a relevant authority for them to take action if necessary.

At the end of the tenancy

22. You must ensure the property, and any common parts you share with our other tenants, is returned to us in the same condition it was let to you in. In particular, you must ensure that you have removed any fleas or animal hairs at the point you hand back possession of the property.