

Introduction

This policy applies to all Simple Life residents who wish to keep a pet in their home. It is designed to ensure a safe, clean, and comfortable environment for all residents, while promoting responsible pet ownership and the welfare of animals within our properties.

In accordance with the Renters' Rights Act 2025, Simple Life Homes will consider all pet requests fairly and will not unreasonably withhold permission.

Making a Pet Request

1. Residents wishing to keep a pet must submit a **Pet Request** in writing to the Simple Life Team before bringing a pet into the property.
2. Simple Life will aim to respond to all pet requests **within 28 days**.
3. Simple Life will only refuse a pet request on **reasonable grounds**. Examples of reasonable grounds for refusal may include:
 - a. The property or outdoor space is genuinely unsuitable for the type or size of pet requested
 - b. The request would exceed the maximum number of pets permitted (see clause 5)
 - c. Lease or building-specific restrictions that cannot be reasonably waived
 - d. Evidence of a previous failure to care for pets responsibly
 - e. The pet considered illegal
4. If a request is refused, reasons will be provided in writing within 28 days. Residents may appeal by contacting the Simple Life Team. If you remain dissatisfied, the decision may be challenged through the courts.
5. A maximum of **two cats and/or dogs** are permitted per property.
6. Requests for additional pets after moving in must be submitted and approved in advance.

Tenancy Agreement

7. Failure to declare a pet or obtain approval may result in action being taken under the terms of the tenancy agreement, including possession proceedings under the Housing Act 1988 (as amended).

Resident Responsibilities

8. Residents must comply with the **Animal Welfare Act 2006** and ensure their pets are properly cared for at all times. Concerns about neglect or abandonment may be reported to relevant animal welfare organisations.
9. Pets must not cause nuisance or disturbance to others, including excessive noise or aggressive behaviour. Persistent issues may result in further action, including possession proceedings.
10. Pets must be kept under control and on a lead in communal areas and public spaces.
11. Residents must not leave pets unattended at the property for a sustained period of time. Residents must ensure that pets cannot escape from the property or cause damage if left unsupervised.
12. Pets must not be allowed to foul inside the property, except for caged pets or pets trained to use a litter tray.

13. Pets must be appropriately vaccinated and treated for fleas and worms. Proof from a veterinary professional may be requested at any time.
14. Residents are responsible for keeping all areas of the property clean and free from parasites throughout the tenancy. At the end of the tenancy, residents must ensure the property is thoroughly cleaned, including professional flea treatment of carpets where applicable. Any damage or odour caused by pets must be cleaned and rectified. Where this is not done, appropriate costs may be deducted from the deposit in line with the tenancy agreement and applicable deposit protection rules.
15. Residents may not breed animals or offer any animal for sale at the property.
16. Residents are responsible for procuring **adequate pet insurance**, including cover for pet damage to the property, for the duration of the tenancy. Proof of insurance may be requested by Simple Life.

Restrictions

18. Animals listed under the **Dangerous Wild Animals Act 1976** are not permitted.
19. Dogs prohibited under the **Dangerous Dogs Act 1991** are not permitted.

Apartments

20. Pet requests for **apartment properties** will be considered on a case-by-case basis, taking into account factors such as the size of the apartment, available outdoor space, the type and size of the pet, and any building-specific restrictions. A blanket refusal will not be applied solely on the basis that the property is an apartment.

Inspections

21. During property inspections, pets must be confined to a secure room or removed from the property.

Guide Dogs and Assistance Animals

22. In line with the **Equality Act 2010**, guide dogs and registered assistance animals are permitted in all Simple Life properties. Residents must still complete a Pet Request form and may be required to provide appropriate documentation.