

Ermin Mews Management Company Limited

Pet Policy

The directors have considered the position of the company regarding requests by leaseholders to keep animals in a flat.

The leases for the site state:

Not to keep any animals at the Property except with the prior written consent of the Developer or the Management Company (whose decision shall be at its sole discretion and shall be final and binding).

NOTE: Freehold properties are subject to their deeds which state that domestic pets may be kept provided that they do not cause a nuisance or annoyance to the owners or occupiers of the development.

Whilst the company must adhere to the above clause the directors have formalised their approach to applications:

The Policy is as follows:

Existing owners of pets should have requested consent from the company prior to keeping the pet. Existing pet owners should provide a copy of this consent, otherwise it may constitute a breach of lease in which the company would need to commence enforcement action provided the cost of doing so are indemnified by the complainant.

1. Dogs and Birds

No consent will be provided to keep a dog or a bird in a flat.

- a) Existing owners of dogs currently in leasehold properties should request retrospective consent if prior consent was not granted. No future consent will be provided.
- b) For existing dogs in leasehold or freehold properties, the dog(s) must not cause nuisance or annoyance to neighbours per the existing lease and freehold terms. This includes noise, smell in the communal areas, exercising within the communal areas and unsatisfactory disposal of dog waste.
- c) Dog waste must be disposed of correctly by placing in a sealed bag and placed inside the bin allocated to the property only.

2. Cats

Consent will be considered if the following conditions are met:

- a) The request is made by the leaseholder in writing and a description of the cat must be provided to the company when known. E.g. name, gender, age and colouring.
- b) The cat must be a 'house cat' i.e. to be kept inside the property and not allowed to roam the grounds at any time.
- c) For cats in both leasehold or freehold properties, the cat(s) must not cause nuisance or annoyance to neighbours per the existing lease and freehold terms. This includes noise, smell in the communal areas, and unsatisfactory disposal of cat waste.
- d) Litter and waste must be disposed of correctly by placing in a sealed bag and placed inside the bin allocated to the property only.

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3. Other Animals

It should be presumed that consent will not be provided for other animals.

4. Consents

Consents will be provided in writing and specific to a particular animal.

5. Withdrawal of Consent

Consent will be withdrawn should a written complaint of nuisance or annoyance be received from any other resident or leaseholder and the animal must then be removed from the property within 14 days.

Last reviewed: 22 June 2026