

WATLANDS

MANAGEMENT CO LTD

Maintaining and Managing Portland Mews

Permission to keep pets on Portland Mews

Portland Mews is a well maintained complex made up of forty apartments. The site is managed by Watlands Management Company Ltd, a not for profit company made up of residents who live on Portland Mews.

The apartments appeal to a spectrum of people of different age groups and social status, this has created a community atmosphere which helps to ensure the site is cared for and maintained at all times.

When you purchased your property, you signed a Lease Agreement. This is a legal commitment between Adriatic Land 1 (GR3) Ltd (the Freeholder), Watlands Management Company Ltd (the management company) and the individual owner of each apartment (you).

Part II Section 36 (sixth schedule) of the Lease Agreement says:

Not to keep a cat, dog or other animal or pet in an apartment except with the management company's prior written approval which approval shall be at the management company's discretion and may be withdrawn at any time.

Previously the management company has experienced difficulties with owners who have not looked after their pets or allowed them to impede on the lives of other residents through noise, smell or faeces. We do however recognise that that the majority of pet owners look after their pets correctly and treat them in a way not to cause a complaint.

In an effort to protect residents and prevent unnecessary costs to the management company, additional conditions have been agreed to protect all parties. Before allowing a pet to stay in your property you must agree to the additions conditions prior to consent being given by the management company.

Please read the conditions and return a signed copy of this letter agreeing the conditions set. We recommend you keep a copy for your records.

I formally apply to the management company for permission to have a: **dog / cat / other**

I agree to the conditions set out by the management company and understand that consent maybe withdrawn at any time, should a breach of the conditions occur.

Name:

Apartment:

Signature:

Please scan and e-mail this document once complete to: portlandmews@yahoo.co.uk

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Management Company Fees 2021

Annual Service Charge	2019 Service Charge which includes, building insurance, external electric for the site, gardening, window cleaning & external building maintenance.	£600
Sale of Property	Charge for administering property sales	£40
Vacant property charge	Additional Insurance fee for properties empty for over 28 days (set by our insurance broker).	£50
Additional Communications Fee	Administration charge for any additional correspondence required after the owner has been made of a complaint but has not resolved the matter.	£45
Waste Removal Charge	Set fee, charged when the management company is required to arrange disposal of waste that has been discarded inappropriately by a tenant.	£50
Sorting of Waste	Watlands Management Company actively supports the Borough Councils waste recycling Scheme. A fee will be charged when it is necessary to sort waste disposed of incorrectly.	£25
Painting of doors & Windows	Payable when tenants have been neglectful/caused unintentional damage to paint work.	£50
Pet's – Dogs & Cats	Administration charge for communications generated resolving complaints relating to pets. Note further costs maybe generated should the matter be escalated	£45
Removal of Abandoned vehicle	Charge for legally removing a vehicle abandoned on site. This covers legal advice, vehicle checks, administration costs and vehicle recovery.	£250

Additional charges may apply to unintentional or deliberate acts of damage or cost incurred by the management company to resolve matters in accordance with lease agreement. The management Company reserve the right to charge additional fees for work incurred by neglect or as a result of a breach of the conditions contained within the lease agreement.