

WATLANDS

MANAGEMENT CO LTD

Maintaining and Managing Portland Mews

Permission to keep pets on Portland Mews

Portland Mews is a well-maintained development consisting of forty apartments. The complex is overseen by Watlands Management Company Ltd, with each shareholder of the company owning an apartment within Portland Mews.

Attracting residents from various age groups and backgrounds, the apartments have fostered a sense of community that ensures the property is consistently cared for and maintained.

When you purchased your property, you signed a Lease Agreement. This is a legal commitment between Adriatic Land 2 (GR2) 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management company's prior written approval which approval shall be at the management company's discretion and may be withdrawn at any time.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.

To safeguard residents and avoid extra expenses for the management company, more conditions have been established to protect everyone involved. You must agree to these additional terms before receiving approval from the management company to keep a pet in your property.

Please read the conditions and return a signed copy of this letter agreeing the conditions set. This agreement is also available online at www.portlandmews.co.uk

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I agree to the conditions set out by the management company and understand that consent maybe withdrawn at any time, should a breach of the conditions occur.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

Conditions of for keeping a pet on Portland Mews

Watlands Management Company recognises that many people get a great deal of pleasure from keeping pets as they provide company, help combat loneliness and often encourage exercise.

There are laws to make sure that if you keep a pet you care for it properly. This means making sure the pet has a suitable place to live, is given the right food to eat and is protected from pain, suffering, injury and disease.

Any tenant neglecting or abusing their pet will be reported to the RSPCA or the Police. To find out more about the Animal Welfare Act 2006 visit www.defra.gov.uk

- If you live in ground-floor flat you can keep one dog (not a dog defined as dangerous by the Dangerous Dogs Act 1991, or other relevant law), or one domestic cat. A cat is permitted to be kept in an upstairs apartment.
- Dogs are not permitted to be kept in an upstairs apartment due to the transfer of noise.
- If you ask for our consent to keep more than one dog or one cat (or one of each) we will judge each request on its own merits. This means we will consider such things as the home you live in, the breed, size and number of pets you want to keep.
- You must not allow any animals that you keep to foul any communal areas including the footpaths or gardens. Any droppings deposited in public areas must be cleaned up immediately and dispose of hygienically in strong sealed plastic bags.
- You must make sure that no animal you keep causes a nuisance or annoyance to any other resident.
- No exotic animals or farm animals are allowed to be kept.
- You must keep a dog under control at all times and make sure it does not cause a nuisance or distress to others. Nuisance includes but is not limited to bad smells, noise, constant barking, fouling, aggressive behaviour and straying unattended.
- You must ensure that any dog you keep is kept on a lead whilst in shared areas, communal open spaces or parking areas. You must not exercise dogs in these types of communal spaces – you must walk them away from the scheme.
- Your visitors must obey these rules if they bring a dog with them to your home.
- In the case of very small animals such as mice, gerbils and hamsters, you must limit them to manageable numbers (no more than 2) and make sure they are suitable for their living conditions.
- You can keep a small, caged bird in the home provided their cage is large enough to allow them to spread their wings fully in any direction and they have enough space to perch.

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Management Company Fees 2026

Annual Service Charge	2026 Service Charge which includes, building insurance, external electric for the site, gardening, window cleaning & external building maintenance.	£750
Sale of Property	Charge for administering property sales	£75
Vacant property charge	Additional Insurance fee for properties empty for over 28 days (set by our insurance broker).	£100
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.	£35
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.	£50
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.	£350

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.