

The Petiquette Guide to Rentals and Pet Ownership



Help us raise awareness and sign Battersea's pledge for #Petfriendlyproperties [here](#)

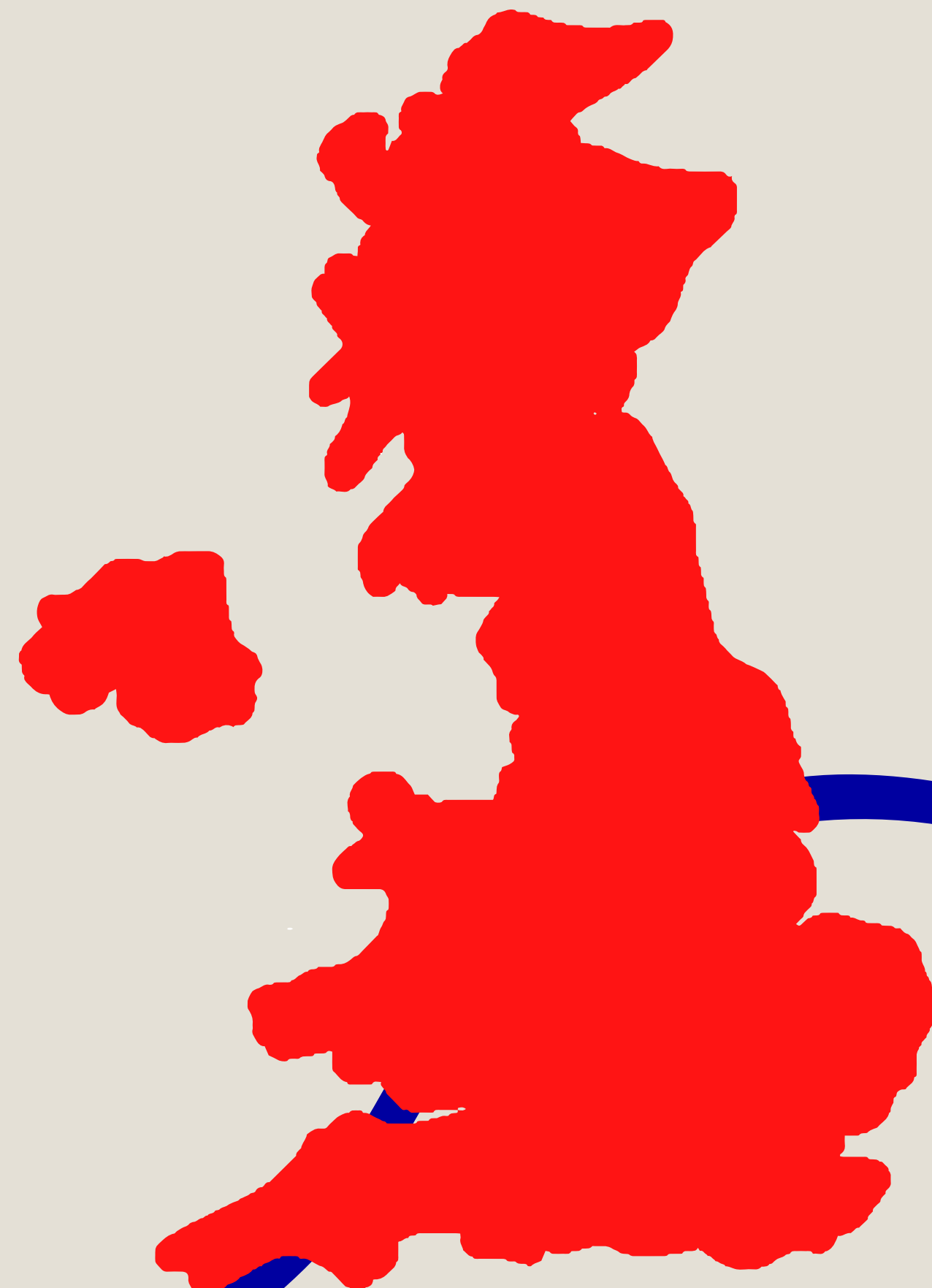
Renting with pets



Those with pets know the joy that they can bring to our lives, and the benefits they provide to physical and mental wellbeing¹.

Unfortunately, there are challenges when trying to find somewhere to rent, and many landlords are reluctant to rent to pet owners for fear of damage to their properties.

The competition for properties is fierce, and even more tough (and expensive) when it comes to looking for pet-friendly rentals! Struggling to find a pet-friendly property is something that we at Mars Petcare and Battersea Dogs & Cats Home hear all too often, so we want to make it easier for more responsible pet owners to adopt a furry friend and live happily together in our cities across the UK.



So, what does the pet-friendly rental market look like?



Rightmove reports that demand for pet-friendly rental properties increased by 120% in 2021²



Since then, UK pet ownership has risen by 3.2 million households and more than six in ten households³ (62%) own a pet

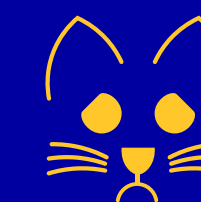


But just 7% of private landlords advertise pet friendly properties⁴ – that's despite 4.4 million households living in private rentals

Sadly, this has consequences for pets and their owners



76% of tenants surveyed already own or aspire to own pets in the future, however 59% of tenants have delayed getting pets due to rental restrictions with landlords⁵

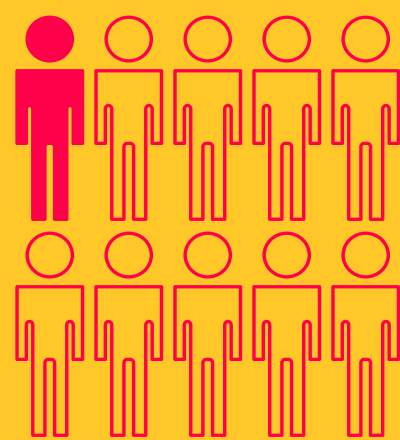


In 2022, there was a 24% increase⁶ in people having to give up their pets



Approximately 1 in 10 dogs and cats are taken to Battersea due to pet restrictions in rental properties⁷. These are happy, healthy pets that should never need to be parted from their loving owners – change needs to happen!

A study of 1,000 adults who have ever owned a pet and rented at the same time found that:



1 in 10 pet-owning tenants are currently 'hiding' an animal from a landlord (February 2023) and a further 25% have done so in the past



22% of those pet-owners were evicted due to hiding a pet from a landlord now or in the past



37% of people haven't asked their landlord if they can have a pet as they're worried they'll refuse (24%) or be evicted (14%)



1 in 10 people have been caught out by their landlord due to a surprise visit (48%) or on a dog walk (21%) or by an anonymous tip off (20%)



52% of tenants feel anxious and 45% of tenants feel worried as a result of hiding their pet from their landlord



However, 87% argued there are benefits to living with a pet with 84% saying it combats loneliness and 75% saying it reduces stress



69% of all people polled, whether they own a pet or not, support the proposed changes to the Renters' Reform Bill to make it easier for pet-owning tenants to find a home

While hiding pets is unfortunately common, it can lead to stress and distrust between landlords and tenants. Instead, we believe it's much better for renters and landlords to find mutually agreeable solutions. Here are some top tips that you can share with prospective or current adopters:

- **Pull together a pet CV:** A Pet CV is a simple record of the pet's age, breed, behaviour, vaccinations and flea treatment, and can include information on their personality and training
- **Suggest they get emergency contact details:** This would include their vet's contact details, and the details of someone who will look after the pet in an emergency
- **Recommend they get a reference:** If they have previously kept a pet in a rental property, they could ask the previous landlord to provide a reference
- **Suggest they consider getting specific insurance:** This offers a proactive solution to any concerns the landlord may have around pet-related damage, giving them comfort in the knowledge that any costs incurred as a result of the pet won't come out of their pocket

These steps can help current adopters show that they are responsible pet owners. And for those that haven't adopted just yet, it indicates that they could provide this information which could help securing a property.

What does the law say?

Currently, landlords can include “no-pet” clauses in tenancy agreements. However, the UK Government has launched its own Model Tenancy Agreement, which landlords are free to use. Through the Model Tenancy Agreement, it advises that:

1 Tenants must seek the prior written consent of the landlord should they wish to keep pets or other animals at the property

2 Landlords cannot exercise a blanket ban on pets, but have no requirement to consider a tenant's request for a pet

3 If a landlord does not reply, in writing, to a request to keep a pet within 28 days a tenant can accept this as consent to keep a pet

4 Landlords should accept a request from their tenants for a pet where they are satisfied that the tenant is a responsible pet owner and that the pet is suitable in relation to the nature of the property in question

5 Landlords can ask tenants to pay an additional amount towards the deposit in order to keep a pet at the property

6 However, landlords cannot charge a non-refundable fee to a tenant who wishes to keep pets or other animals at the property, or ask for a higher deposit if it breaches the deposit cap requirements in the Tenant Fees Act 2019

While the Model Tenancy Agreement seeks to make it easier for renters to own pets, use of the Model Tenancy Agreement by landlords is entirely voluntary.

The Proposed changes: Renters' Reform Bill

This may all be changing soon...

Back in June 2022, the UK Government submitted a White Paper for A Fairer Private Rented Sector¹² which included a revision to the Tenant Fees Act. If this is approved – and that's a big if – it will make it easier for tenants with pets to rent a private property! It would give tenants the right to request to have a pet at their property, which the landlord must consider and cannot unreasonably refuse.

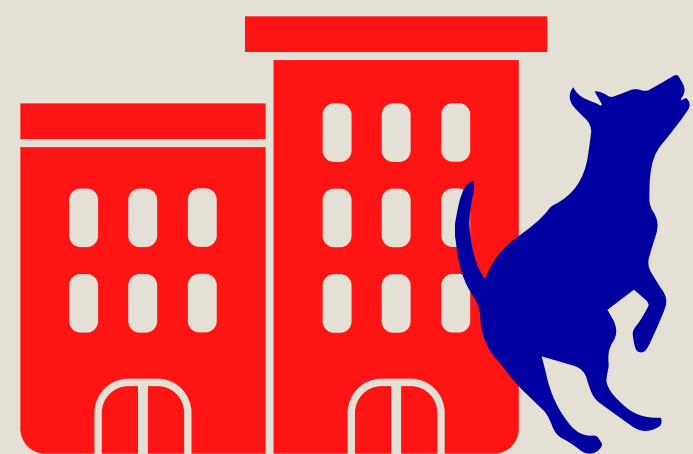
The proposals will also enable landlords to require pet damage insurance, and we know from research that 42% of landlords said they would be more willing to consider pets if they could insist on insurance against pet-caused damage¹³.

...but we at Mars Petcare and Battersea need your support to help make this change happen!

What you can do to help

The Government agenda is busier than ever, but that doesn't mean the rights of renters and our cities' pets should fall to the end of a long list! We know how many benefits pet ownership can bring, and we want everyone to be able to enjoy those benefits.

So, as part of Mars Petcare's Better Cities for Pets campaign, we are calling all shelter staff, pet owners and prospective adopters to stand together to ensure the Renters' Reform Bill is passed, so that we can make our cities better for all our pets and people.



**Sign Battersea's
pledge for
pet friendly
properties
here
and share
on social with
the hashtag
#Petfriendlyproperties**

Please find more information on the proposed legislative changes [here](#).

References

1. Waltham Petcare Science Institute (2023)
2. Pet Friendly Properties (2022), Battersea Dogs & Cats Home
3. PFMA Pet Population Data
4. Timeout
5. Pet Friendly Properties (2022), Battersea Dogs & Cats Home
6. RSPCA; The Guardian
7. Pet Friendly Properties (2022), Battersea Dogs & Cats Home
8. YouGov survey commissioned by Mars PNUK. Total sample size was 2395 adults who are private renters or in social housing. Fieldwork was undertaken between 3rd – 9th February 2022. The survey was carried out online.
9. YouGov survey commissioned by Mars PNUK.
10. YouGov survey commissioned by Mars PNUK.
11. YouGov survey commissioned by Mars PNUK.
12. Department for Levelling Up, Housing & Communities: A Fairer Private Rented Sector (2022)
13. YouGov survey commissioned by Mars PNUK.

