

Support

We're here to help. For more tips and advice on becoming a purrfect landlord, visit www.cats.org.uk/purrfectlandlords

Already a purrfect landlord?

Cats Protection has cats available for rehoming to all sorts of homes. All cats in our care have been vet checked, vaccinated, treated for parasites, microchipped and neutered, if old enough.

Tenants can find cats for adoption:
www.cats.org.uk/find-a-cat



Purrfect Landlords

A guide for private landlords: why allowing cats brings benefits to landlords and tenants



PHOTO: ISTOCK.COM/LINDA RAYMOND



Reg Charity
203644 (England and Wales)
SC037711 (Scotland)

Reference
¹ The Status of Cat Ownership in the UK Rental Market, YouGov, March 2018

www.cats.org.uk/purrfectlandlords



“
I want to keep the tenant as long as I can and keep them happy, because a happy tenant is a happy landlord”

Lynton, private landlord, Warrington, on accepting cats in his property

Happy landlords,
happy tenants,
happy cats

Cats make wonderful pets and everyone should have the chance to enjoy the companionship, fun and warmth they bring to a household.

You can help your tenants feel more at home in your property by offering tenancies that state 'pets considered at the discretion of the landlord'.

Allowing pets at your discretion keeps you in control, giving you the chance to talk to your tenant about any concerns you may have. You can then put in place reasonable conditions to encourage responsible cat ownership and ensure that everyone is happy.

Becoming a cat-friendly landlord

Advertise properties as 'pets considered' and include a clause 'allowing pets at the landlord's discretion'

This puts you in control of ensuring your new tenant is a responsible cat owner.

Include a responsible and reasonable pet clause in your tenancy agreement

This should require cats to be neutered, microchipped and vaccinated, regularly treated for fleas and worms and place a limit on the number of cats allowed to be kept, usually set at two.

Ask owners about their cat

Ask your prospective tenant to put together a 'Pet CV' to find out more about their cat. It should include vet records so you can see the cat has been neutered, vaccinated and protected against fleas and other parasites. It may also include details about the cat's character, how they like to spend their time, if they use a litter tray and how they interact with people and animals. If possible, ask your new tenant to provide a pet reference from a previous landlord to confirm the cat had not caused damage.

How becoming a cat-friendly landlord can help you

- your property will be desirable to a wider pool of tenants
- tenants that own cats may feel more settled and want to stay for longer
- tenants can be happier and value your property as a home

75% of private landlords who have had a tenant with a cat have not experienced any problems¹

“

I think it increases the likelihood of a tenant staying in a property if they feel like they're allowed to have pets, and they're allowed to build a life there as opposed to feeling like it's just a temporary space

”

Chloe, private tenant and owner of Tia, Warrington



PHOTO: PURPLE FLAME MEDIA/PHIL KNOX



Your questions

Q What about fleas?

A Any vet will be able to prescribe effective and safe parasite treatment. Flea control from a vet is more effective than 'off the shelf products'. Environmental treatments in spray forms are also available to use in the home. Requesting vet records can give peace of mind that a cat has been regularly checked.

Q Will cats scratch fixtures, fittings and furniture?

A Scratching is a natural behaviour for cats, but most are happy to do this outdoors or use a scratching post. Ask your tenants to ensure they have suitable scratching posts available for their cat in the correct locations. Remember that in the unlikely event of a cat causing damage, the costs can normally be recovered through a standard deposit.

Q I'm not sure my property is suitable for cats

A In most cases, there is a cat suitable for any property, including flats and properties without a garden. Some cats are suited to living indoors, perhaps due to a disability such as being blind or deaf, or an illness that makes them vulnerable to picking up infections outside. Charities such as Cats Protection can offer assistance to landlords and tenants to help match the right cat to the most suitable home.