

Introduction of a Pets Charter at Drews Park Village

Following recent consultations on the proposal to introduce a Pets Charter at Drews Park Village, the management company has now completed the exercise and are pleased to announce the introduction of the charter.

The Drews Park Lease does not permit the keeping of animals and owners and tenants should be aware that the keeping of pets (with the exception of guide dogs) in the residential units is expressly prohibited by paragraph 18 of the 4th Schedule to the lease.

Under paragraph 26 of the 4th Schedule of the lease, it is possible for the management company (i.e. Aster) to introduce additional rules and regulations. Following the consultations with the residents, the management company has agreed that:

1. Those residents who can demonstrate that permission was previously given will be asked to sign the Charter. They may refuse but need to understand that the permission was for a specific pet and will terminate when that pet dies. If the pet were to reproduce or a new pet be introduced then permission would need to be sought at which point in time signature of the Charter would be required;
2. Those residents who cannot demonstrate that permission was previously given will be required to sign the Charter or get rid of their pet(s) and in default may face legal action;
3. Those residents who wish to keep a pet in the future will need to sign the Charter.

For the avoidance of doubt, owners who sub-let their property must ensure that their tenancy agreement obligates the tenant to comply with all Estate rules and regulations.

Residents will need to seek permission to keep most types of pets including cats, dogs, rabbits, reptiles, birds, caged animals, insects and aquariums.

If you are unsure whether you need permission to keep your pet, please contact your Homeownership Coordinator.

Should any resident wish to keep an animal, they must first seek approval from Aster Communities. There is a cost implication and you should contact your Homeownership coordinator for confirmation of this fee.

If you are not the owner of the property, you must first obtain permission from your landlord before contacting Aster Communities.

Permission will not be unreasonably withheld.

Should any resident breach the conditions of this charter, Aster Communities will take swift action under the terms of the lease for the property.

To apply for permission we require residents to complete an application form for each pet they'd like to keep.

Application to keep a Pet

Your details

Name: _____

Address: _____

Postcode: _____

Telephone Number: _____

The pet you wish to keep

Type of pet: _____

If a dog state breed: _____

Other pets you have (please list): _____

If you are a tenant, have you sought permission from the owner to keep a pet?

Yes / No

Aster Communities will not give permission if any of the pets are listed under the Dangerous Dogs Act 1991

Livestock, wild animals and endangered species are not permitted under any circumstances.

Office use only:

Fee paid: Yes / No

Approved: _____

Declined: _____

Reason: _____

Signature: _____

Position: _____

Date _____

The Charter

I/We agree to the following conditions and understand that if any of the conditions detailed below are breached, Aster Communities will withdraw permission for the pet and will give 28 days for the pet to be re-homed.

1. Existing, and new owners/tenants must inform Aster if they wish to bring or acquire another pet.
2. If the pet is a dog the owner/tenant must advise of the breed and may not include a dog listed under the Dangerous Dogs Act 1991. Aster's decision as to whether any pet is acceptable will be final.
3. If the pet is a dog it must be kept on a lead at all times when in the maintained gardens surrounding Drews Park until the open land is reached.
4. Any fouling must be removed immediately by the owner and disposed of in the appropriate manner; if the pet is a cat a litter tray must be provided within the property and emptied on a regular basis.
5. Dogs must by law wear a collar; cats should also wear "snap apart" collar with the owner's name and address or telephone number on it to enable them to be identified.
6. Notwithstanding the grant of permission for the keeping of a pet, any nuisance or annoyance caused by the pet to other residents will result in the permission being rescinded and the pet having to be re-homed at the expense of the owner/tenant.
7. All animals must be kept in proper care and control.
8. It will not be necessary for a resident to offer proof of disturbance; the onus will be on owners to comply with the Charter, with enforcement being taken for non-compliance.
9. Residents must not keep pets for commercial breeding purposes
10. If it is believed a pet is being neglected the case may be reported to an appropriate animal welfare organisation.
11. Under the Animal Welfare Act 2006, I/We ensure the following:
 - Have a suitable environment (place to live)
 - Provide a suitable diet
 - To exhibit normal behaviour patterns
 - To be housed with, or apart from, other animals (if applicable)
 - To be protected from pain, injury, suffering and disease

Signature: Date.....