

Appendix Five

Comments of the Tenants and Leaseholders Federation

| Paragraph/Page Reference | Comments | Officer response |
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| Section 9 Page 12 | <p>Considered that reference to “pet animal such as dog, cat or similar” and “not to keep any pet animal without the written consent of the Council” is not clear. Concerned that this infers a tenant would need to seek consent to keep a goldfish for example.</p> | <p>Amend Condition 9.1 to:</p> <p>The consent of the Council will be required before more than one dog is kept at the Premises. The Tenant will keep the dog under proper control at all times and be responsible for keeping dogs on a lead in the communal areas and clearing any waste in a hygienic manner, including at the Premises. No type of dog prescribed under the Dangerous Dogs Act 1991 or any other legislation may be kept at the Premises. The Council’s written consent will be required to keep any other animal that may cause a nuisance.”</p> <p>Amend Condition 9.2 Delete first sentence and replace with:</p> <p>“The Council’s written consent will be required to keep any animal that may cause a nuisance.”</p> |
| Paragraph 12.5 Page 13 | <p>The Federations view is that laminate flooring should not be allowed in any circumstances</p> | <p>Officers suggest that Condition 12.5 is not amended and that Tenants are required to seek the Council’s consent. If laminate flooring was not allowed in any circumstances, when the Standard Secure Tenancy Agreement is varied, the Council would have to enforce the removal of laminate flooring in all properties. If tenants seek permission, then the Council can take into account health issues, whether it is a ground</p> |

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| | | floor or sheltered property etc. |
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| Paragraph 16.7 Page 15 | The Federations view is that in addition to sheds, tenants should not be allowed to install any structure in communal gardens including play equipment. Furthermore, it should be stated that no areas should be fenced off. | Amend Condition 16.7 to: “Not to fence off any part of nor install any structure, including sheds and play equipment in any Council owned communal garden” |