

Cat Flap Installation

Method Statement for Landlord & Tenant Approval

Contractor	That Cat Flap Company Ltd
Contact	07764 442054 · info@thatcatflapcompany.com
Coverage	North West England, Yorkshire, Cheshire, Staffordshire, North Wales
Insurance	Public liability insured · 3-year workmanship guarantee on every install
Experience	1,000+ cat flap installs · 250+ verified 5-star reviews

1. Purpose

This document sets out exactly how That Cat Flap Company Ltd will install a cat flap at the property described below. It is intended for the tenant to share with their landlord or letting agent before any work is agreed, so both parties have a clear, written understanding of the scope, the materials used and the condition the property will be left in.

2. Property & Installation Details

Property address	_____
Tenant name	_____
Landlord / Agent	_____
Door / window location	_____
Cat flap model	_____
Proposed install date	_____

3. Scope of Works by Door Type

The exact method depends on the door or window we are installing into. We do not cut into walls, brickwork, render or external masonry under any circumstances.

Door type	Method	Reversible?
Glass door / window	Existing pane removed and replaced with a new toughened safety-glass unit pre-cut for the cat flap. Original pane stored safely.	Yes — original pane re-fitted at end of tenancy.
UPvc door	Aperture cut into the lower door panel using a template. Cat flap fixed with manufacturer screws and sealed with neutral-cure silicone.	No — a replacement door panel can be fitted on exit (chargeable).

Door type	Method	Reversible?
Composite door	Aperture cut into the lower panel using a guided jig to protect the GRP skin. Cat flap mechanically fixed and weather-sealed.	No — replacement panel available from most door manufacturers.
Wooden door	Aperture cut into the timber panel. Cat flap mechanically fixed with screws and sealed against draughts.	No — door can be patched and re-finished, or replaced.

4. Tenant-Friendly (Reversible) Option

Where the property has a UPvc, aluminium or composite door with a glass panel — or a suitable openable window pane — we strongly recommend the **glass-panel swap**. This is fully reversible:

- Existing toughened pane is carefully removed and stored by the tenant.
- A new toughened safety-glass unit, pre-cut for the cat flap, is fitted.
- The frame, beading, gaskets and locking mechanism are not modified.
- On exit, the original pane is re-fitted in a single short visit.
- No drilling, cutting or alteration to the door frame itself.

5. Materials & Standards

- All replacement glass is BS EN 12150 toughened safety glass.
- Sealants are neutral-cure silicone, suitable for UPvc, glass and timber.
- Cat flaps are supplied by recognised UK brands: SureFlap, PetSafe, Pet-Tek and Closer Pets.
- All work carried out by a directly-employed, insured fitter.

6. Health, Safety & Site Care

- Risk assessment carried out on arrival; work area cordoned off from pets and children.
- Dust sheets used inside; all swarf and debris hoovered before leaving.
- Removed glass panes are wrapped and stored at the tenant's chosen location.
- Public liability insurance held; certificate available on request.

7. Guarantees

Every installation is covered by a **3-year workmanship guarantee**. The cat flap itself carries the manufacturer's own warranty (typically 3 years for SureFlap and PetSafe). Glass units carry a 5-year sealed-unit guarantee.

8. End-of-Tenancy Reinstatement

For glass-panel swaps, the original stored pane is re-fitted as a separate short visit, typically from £80. For UPvc, composite and wooden door installs, replacement panels can usually be sourced from the original door manufacturer; we are happy to quote for sourcing and fitting a replacement panel on request.

Landlord / Agent approval

Name · Signature · Date

Tenant

Name · Signature · Date

This method statement is provided for landlord and tenant reference. It does not form a contract until a written quote has been accepted by the tenant in writing. © That Cat Flap Company Ltd.