

Who this policy is for

This policy is for all residents of Wyedean Housing Association.

Introduction

A pet is a tame animal, fish, insect or bird kept as a companion. Because we recognise the mental and physical health benefits of pet ownership, our tenancy agreements allow residents to keep certain types of pets under certain conditions.

Permission to keep a pet

Residents can keep the following pets without first seeking our permission:

- 1 domestic cat
- 1 domestic dog (excluding banned dangerous dogs such as XL Bullies)
- a maximum of 2 small mammals such as rabbits, hamsters and guinea pigs
- a maximum of 2 small caged or contained animals such as budgies, canaries or lizards
- a proportionate number of fish in a reasonably sized tank.

If a resident would like to keep more than 1 cat or dog, or any animals other than those described above, they'll need our written permission. Residents can get a pet permission form by emailing us at office@wyedean.org.

We won't withhold our consent unreasonably, but we will consider the type of pet, how many the resident would like to keep and where they live. If we refuse a request, we'll clearly explain why.

We will always give permission for assistance dogs such as guide dogs and hearing dogs.

Pets we don't allow

We will always refuse permission for the following animals to be kept as pets:

- animals listed under the Dangerous Wild Animals Act 1976 (including large mammals, carnivores, larger or venomous reptiles, dangerous spiders and scorpions)
- any endangered species
- any hybrid between a domestic and a wild animal
- bees
- dog breeds banned in this country: XL Bully, Pit Bull Terrier, Japanese Tosa, Dogo Argentino and Fila Brasileiro
- guard dogs
- livestock (including poultry, horses, and cattle).

We expect residents to look after their pets properly. We can withdraw our consent if they don't or if their pets cause a nuisance to their neighbours.



Pet owners' responsibilities

Residents are responsible for the health and welfare of their pets as detailed under the Animal Health and Welfare Act 2006. We expect all residents who own pets to:

- care for their pets responsibly. This includes giving their pets a healthy diet, not subjecting them to abuse, providing a suitable home for the type of pet (with or apart from other animals), and not leaving their pets unattended for a significant amount of time.
- keep their pets under control and not allow them to cause a nuisance to other households. This includes keeping dogs on a lead in communal areas, not taking dogs into children's play areas and keeping dogs under control when our staff or contractors visit their property.
- clean up any fouling in communal areas immediately.
- make a conscious effort to stop unpleasant smells being released from their home due to their pet(s).
- ensure dogs older than eight weeks are microchipped and wear a collar and tag in public.
- arrange suitable care for their pet if they'll be absent for long periods.
- bury or dispose of the body of a pet that's died in a responsible and safe way.
- make sure their pets do not create any significant and unreasonable noise that interferes with others' use and enjoyment of their home.

Residents are responsible for any damage their pet causes to their home, our other properties or another resident's belongings. We may recharge residents if we need to repair any damage caused by their pet.

Residents must not keep animals for breeding or selling.

Residents should not install cat or dog flaps as these can compromise their property's fire safety.

We expect residents to uphold the same standards for animals visiting their home.

If a resident fails to keep to any of these conditions, we may withdraw permission for them to keep a pet.

How we deal with pet-related issues

We'll try and help residents resolve pet-related issues. For example, we may refer the resident to specialist animal welfare organisations for information and advice.

If the resident fails to engage with these efforts, or the issue is significant, we'll take more serious action. This can include requiring that the animal is rehomed and making a referral to agencies such as the local authority and the police. In some cases, we may apply to court to repossess the property.

When we require that an animal is rehomed, this must happen within 30 days of the date we made the request. If the animal can't be rehomed in this timescale, the resident must let us know why, what efforts they are making to rehome it and when they expect this to happen.





If a dog is dangerously out of control in a public place, we'll report the incident to the police. The police may sanction or prosecute the dog's owner.

We'll report any complaint of animal cruelty to the RSPCA and any stray or abandoned animals to the relevant local authority.

We'll investigate issues relating to nuisance or anti-social behaviour in line with our Anti-Social Behaviour Policy.

Pets kept in sheltered housing

Residents living in sheltered housing must have our permission before they can keep a pet. We'll generally allow 1 pet per resident, although we may allow more for incoming residents in exceptional circumstances.

We'll make our decision based on:

- the resident's ability to care for the pet
- arrangements for taking care of the pet if, for example, the resident goes into hospital or becomes unable to look after it themselves
- the impact the animal may have on other residents or the immediate community.

If the resident is dissatisfied with our decision they can appeal to the Housing Services Manager.

