



## Havebury Housing Partnership

### Pet Policy

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Equality & Diversity Impact Assessment	TBC

## 1. Introduction

- 1.1 We believe that landlords should allow domestic pets, where possible and that there should not be a blanket ban to pet ownership.
- 1.2 We recognise that in the United Kingdom, over half of adults own a pet with many more welcoming them during and after the pandemic of 2020.
- 1.3 We also recognise that pets are important to mental health and wellbeing and that our policy should ensure that we adopt a fair and reasonable approach to pet ownership.
- 1.4 Our tenants have told us that they believe owning and keeping a pet is a privilege, not a right and as part of this our policy looks to a positive approach to pet ownership.

## 2. Responsibility

- 2.1 Operations Committee is responsible for approval and oversight of this policy. The Tenancy & Estates Services Manager and delegated staff are responsible for delivery.

## 3. Definitions

**Domestic Pet** - an animal which is normally kept inside a dwelling. Domestic pets includes, dogs, cats, parrots, and similar-sized animals, but does not include livestock

**Assistance Animal** - (usually a dog) an animal that is trained to perform specific tasks related to their owner's disability, assisting them to develop independence and confidence and to participate in various areas of personal and public life. For the purposes of this policy, assistance animals are not pets and are treated as 'auxiliary aids'

**Dangerous wild animal** - any animal defined under the Dangerous Wild Animals Act (1976) such as many primates, carnivores, larger or venomous reptiles, dangerous spiders and scorpions.

**Dangerous Dog Breeds** - four types of breeds are banned under the Dangerous Dogs Act 1991 and include:

- pitbull terriers
- Japanese tosas
- dogo Argentinos,
- fila Brasilerios
- crossbreeds of these breed
- any dog which fits the physical description of these breeds

## 4. Aims and Objectives

- 4.1 To ensure that:

- Tenants are permitted to keep a pet where it is fair and reasonable to do so.
- Rejections will only be made where there is a good reason, these will be at our discretion.
- Guidance on responsible pet ownership is communicated to tenants
- Pets are kept appropriately and are cared for and that we support this in our management and application of this policy.
- Issues arising from the keeping of pets are addressed.
- Where a pet has caused damage to a property that we can legally recover the costs of repairs.
- Dangerous animals or animals prohibited by legislation are not kept in our properties

4.2 This policy relates to all of our properties. Where a lease is in place, any permission to keep a pet should be in line with the specifics of the lease.

## 5. Policy Statement

5.1 This policy statement sets out our approach to the keeping of pets for our tenants and leaseholders. We recognise the benefits that responsible pet ownership can bring to owners. However, controls must be in place to prevent irresponsible pet ownership, which can cause suffering to animals and nuisance to neighbours.

5.2 More generally, tenants will not be required to seek formal permission to keep a pet, providing it aligns with the requirements of this policy as set out in the following points.

5.3 This policy should be read in conjunction with our 'guidance for pet ownership', see 5.4. Where there is any doubt, permission to keep a pet should be sought.

5.4 We will not unreasonably withdraw permission to keep a pet, providing the aims and objectives of this policy are met and there is no nuisance or detriment to the environment or animal.

### 5.5 Guidance for pet ownership:

You may keep no more than one dog or two cats (or both) provided that your home has its own enclosed and secure garden for your exclusive use and is not classified as sheltered accommodation.

If you are seeking to own a dog or cat in a flat or in sheltered/independent living accommodation, you should speak to us first before acquiring an animal.

You must ensure that your dog is kept under control at all times and secure within your home or your garden. Any fouling caused by your dog must be cleared up immediately.

If you own an animal where there are communal spaces, you should ensure there is no mess or fouling to ensure you are not recharged for the cost of cleaning or pest control.

You must not keep, or allow anyone else to keep, any animal in your home if it causes or could cause a nuisance to or be used to threaten any person in the local area, or damage to your home or to any other property. If there is any breach and you do not resolve the issues, we could take legal action against your tenancy.

If you have any doubt that you may require permission, you should contact us at [myarea@havebury.com](mailto:myarea@havebury.com)

- 5.6 Permission will not be given, for breeds of dog listed in legislation as banned breeds.
- 5.7 We do not give permission or allow ownership for dogs which have been judged by the courts to be otherwise dangerously out of control. No permission will be given to individuals who have been convicted of offences under the dangerous dogs act regarding a dangerously out of control dog.
- 5.8 We do not give permission or allow ownership for the ownership of animals listed in the Schedule to the Dangerous Wild Animals Act 1976
- 5.9 Should there be any reports of neglect or nuisance relating to pet ownership, these will be investigated and could result in permission being withdrawn or potential enforcement action being taken against your tenancy.
- 5.10 We will work with animal charities, local authorities and the police to take action where there are cases of neglect or nuisance
- 5.11 We will look to offer support and guidance for positive pet ownership in partnership with charities and local organisations.

## **6. Legislation and Regulation**

- Equality Act 2020
- Animal Welfare Act 2006
- Schedule to the Dangerous Wild Animals Act 1976
- Dangerous Dogs Act 1991 as amended by the Anti-Social Behaviour, Crime and Policing Act 2014
- 1985 & 1988 Housing Acts
- Social Housing White Paper, 2021

## **7. List of related internal documents (including procedures relating to the Policy)**

PO43 ASB Neighbour Nuisance and Breach of Tenancy Policy

