



# The Havebury Housing Partnership

## Pet Policy HS 046

Unique Procedure Reference No	<b>HS 046</b>		
Relevant corresponding Policy <i>(procedures only)</i>	<b>XX-XXX</b>		
Approved by (inc date)	<i>Leadership Team</i>		
Date Version Approved	<i>02/09/2024</i>		
Date due for review	<i>09/2027</i>		
Author <i>(Document Owner)</i>	<i>Assistant Director of Customer and Housing Services</i>		
Accountable Director <i>(Relevant ED)</i>	<i>Director of Operations</i>		
Status <i>(to be deleted once policy approved)</i>	<i>DRAFT for approval by LT on [DATE]</i>		
Consultation	<b>Consultee</b>	<b>Y / N</b>	<b>Date</b>
	Resident Voice	Y	03/03/2022
	JNC	N	
	Other	N	
Equality & Diversity Impact Assessment Outcome	No actions		
Legal Advice (inc date)	N/A		

## 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 and that they form an integral part of a household for some people.
- 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 residents 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 instill a positive approach to pet ownership.

## 2. Responsibility

- 2.1 Leadership team is responsible for approval of this policy. The Neighbourhood and Estates Manager and delegated staff are responsible for delivery and implementation of the policy.

## 3. Definitions

**Domestic Pet** - an animal which is normally kept inside a dwelling. Domestic pets include: dogs, cats, parrots, and similar-sized animals, it 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** – a list of all banned breeds in the UK can be found at [Controlling your dog in public: Banned dogs - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/guidance/controlling-your-dog-in-public-banned-dogs)

## 4. Aims and Objectives

- 4.1 To ensure that:
- Residents are permitted to keep a pet where it is fair and reasonable to do so.
  - Rejections for pet permission will only be made where there is a good reason, these will be at our discretion, and you will be advised of the decision.
  - Guidance on responsible pet ownership will be communicated to residents at the time of permission being granted, or during the tenancy if further support is required.
  - 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 and that we can take relevant action, as needed.

4.2 This policy relates to all 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, residents 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' section 5.5 of this policy. 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:

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

5.5.2 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.

5.5.3 You must ensure that your animal is always kept under control and secure within your home or your garden. Any fouling caused by your animal must be cleared up immediately.

5.5.4 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.

5.5.5 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 may take legal action against your tenancy agreement.

5.5.6 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, an updated list can be found at [Controlling your dog in public: Banned dogs - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/controlling-your-dog-in-public-banned-dogs), if you own one of these animals on the list, we will take further action to ensure all residents, staff and contractors are safe.
- 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 act 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