

RAILWAY HOUSING ASSOCIATION

POLICY STATEMENT

PETS

1. Statement of Intent

The Association recognises that pet ownership can bring many health and social benefits, particularly to older people. However, controls must be in place to prevent irresponsible pet ownership which can cause suffering to animals and nuisance to neighbours.

2. Implementation

The Association's tenancy agreement clearly states in Clause 3 (8) that tenants shall obtain the written consent of the Association before keeping a dog or any other animal on or about the property. The tenant shall keep pets under control at all times and not allow any pets to cause a nuisance or danger to others, damage the property or foul in public places.

Permission will usually be granted for small domestic animals and birds. The number and type of pet that may be kept are as follows: -

1. Flats, houses and bungalows with communal gardens – a maximum of two small birds; a small aquarium; two same sex rabbits, hamsters, mice, gerbils, rats or guinea pigs.
2. Houses and bungalows with individual enclosed gardens – small domestic animals and birds as listed above, up to two cats, up to two dogs, aviary birds and pigeons or doves (aviary and pigeon/dove lofts may require planning permission)

Permission will be given for a disabled resident to keep an assistance dog, such as guide dogs for the blind, hearing dogs for the deaf or dogs for the disabled.

Permission will **not** be granted for the following: -

- Farm animals such as sheep, goats, pigs, cattle, horses, chickens and ducks.
- Animals registered under the Dangerous Wild Animals Act 1976 such as venomous snakes and certain types of spiders
- Dogs specified in the Dangerous Dogs Act 1991

Residents will be held responsible for the control and behaviour of their pets and any pets that visit their home.

If cats are allowed free access outside then residents must take steps to ensure that they do not cause a nuisance to neighbours.

Dogs must not be allowed outside unattended, must be kept under control and on a lead when in public areas.

Animal faeces must always be removed immediately.

All pet cats, dogs and rabbits must be neutered.

All pet cats and dogs must be permanently identified by microchip or tattoo.

All pet dogs must wear a collar and identification tag to comply with current legislation.

Under the Animal Welfare Act 2006 residents have a duty of care to take responsibility for the health and welfare of their pets. Routine healthcare must include regular control of parasites (fleas and worms), vaccination and neutering where appropriate.

A resident of a sheltered scheme must nominate at least one person and/or an organisation (such as an animal welfare charity) to be responsible for their pet should the resident become ill or die.

The Association will not permit residents to breed any animal or offer any animal for sale from Association property.

The Association will take action to deal with any nuisance caused by a resident's pets. Examples of nuisance include roaming and unattended pets, pet owners not cleaning up pet fouling, pets fouling in neighbour's gardens, excessive noise, aggressive animals, and unpleasant odours from pets.

The Association will aim to resolve any incidences of nuisance caused by pet ownership informally and by agreement. However, if this is unsuccessful then action taken may include mediation; withdrawing permission to keep a pet; restricting the number of pets; referral to the Police, Local Council and/or RSPCA; serving an injunction; acceptable behaviour orders; and legal proceedings to end a tenancy.

The Association will also contact the Police or RSPCA if there is any reason to suspect that a resident's pet is being maltreated.

The cost of repairing any damage to Association property caused by a pet will be recharged to the tenant of the property or the pet's owner, as appropriate.

3. Responsibility

The Director of Housing Services is responsible for the effective implementation of this policy.

4. Review

This policy will be reviewed every five years, in consultation with residents.

This policy applies to the beneficiaries of Joseph Hornby Stockdale Almshouses.

December 2010

This policy can be made available on request in other languages, large type, Braille or in audio format