



Date Approved by SHA Board: 4 December 2007
Date Approved by SCP Board: 6 December 2007
Date to be Reviewed: By December 2010

Pet Policy

Statement of Intent

1. The Associations recognise that residents may wish to keep pets and this policy provides clear guidelines to residents and staff where pets may be kept. It has been written taking into account Good Practice guidance on producing a Pet Policy.
2. The Associations accept that pets can be extremely beneficial by providing a source of comfort, friendship and companionship to many people.
3. The Associations will not discourage pets where facilities exist for their proper care; however we recognise that controls are necessary to prevent irresponsible ownership.
4. The Associations may allow some relaxation of this policy in exceptional circumstances.

Scope and Aims

5. This policy aims to give guidance regarding the responsible ownership of pets and visiting pets in the Associations accommodation and within the specific terms included in the relevant occupancy agreement.

How the aims will be met

6. A flexible view will be taken subject to conditions specified in the occupancy agreement and risk management approach:
 - a) Residents and prospective residents will be asked to indicate which pets (if any) they intend to keep and how many. Some of the Association's properties are not suitable for certain pets. For instance where the dwelling has a shared entrance and/or does not have an enclosed garden for the sole use of that dwelling. This will be relaxed in cases of guide/hearing dogs.

- b) When residents apply for permission to keep a pet, every application will be considered on its own merit taking into account relevant legislation, the resident's circumstances and their reasons for applying.
 - c) Consideration will be given to residents and prospective residents in scheme based sheltered accommodation to be allowed to take existing pet(s) into this accommodation. However, the resident will not normally be allowed to replace them.
7. Where permission has been granted the resident would be responsible for:
- a) The control of their pets and any visiting pets in the accordance with conditions specified in the tenancy agreement.
 - b) Ensuring that their pets and any visiting pets do not disturb, cause annoyance or nuisance to other residents.
 - c) Any damage or injury caused by their pets or visiting pets.
 - d) The removal and disposal of pet waste in a sanitary manner.
 - e) The health and welfare of their pets.
8. Pet management Issues:
- a) Any reported problems regarding pets would be positively dealt with by both the Association and the resident and the option of re-homing the pet or the tenant leaving the premises will only be considered when all other options have been explored.
 - b) The Associations will liaise with dog wardens and animal welfare organisations to ensure the best possible advice, information or expertise are readily available to tackle problems.
 - c) Any cases where abuse, mis-treatment or neglect of pets or other animals is suspected will be reported to the RSPCA, Police or other relevant organisation.
 - d) Where nuisance or annoyance is substantiated the Associations have the right to revoke permission; if the resident fails to remove the pet(s) legal proceedings may commence.
9. We will not allow the Association's property to be used for breeding purposes.
10. Residents and prospective residents are not allowed to keep wild animals, poisonous animals, endangered species or any of the

following dogs, which are identified in the Dangerous Dogs Act 1991 or subsequent legislation:

- Pitbull Terrier
- Japanese Tosa
- Dogo Argentino
- Fila Brasileiro

Or any other pets which may be identified as dangerous.

11. Existing tenants will not be required to sign up to this new policy where permission to keep a pet has already been granted or a pet has been kept without nuisance. Any new or additional pets will need permission.
12. Where a tenant does not agree with the decision taken, they can use the Customer Feedback Policy.
13. Where a tenant breaches the policy and keeps a pet without permission, or where this permission has been revoked, this would be dealt with as a breach of the tenancy agreement.
14. There is already in place a procedure to go with this policy.

Monitoring and Review.

15. This policy will be reviewed at least every three years.