



## Pets Policy

- 1 Keeping a pet can bring many benefits and Derby Homes encourages responsible pet ownership. We also understand that some residents need animals for medical reasons. However irresponsible pet owners can cause a nuisance to others, which is why we need to have some rules to make sure that neighbours aren't affected.
  - 1.1 This Policy outlines the conditions in which animals should be kept in properties managed by Derby Homes.
  - 1.2 Clause 7 of the Tenancy Agreement requires all tenants to ask Derby Homes for permission to keep a pet. We will not refuse permission without a good reason.
  - 1.3 Applicants must meet the terms of the tenancy conditions, which are as follows:
    - 7.1 You are responsible for any pet that you, members of your household or visitors bring into your home, garden or communal areas. You are reminded that you are fully responsible for the safe passage of visitors to your home, whether or not they have been invited.
    - 7.2 You may only keep pets at the property with our prior written consent. Permission will not unreasonably be withheld. In making this decision we will take into account the location and property type.
    - 7.3 You are responsible for your domestic pets in or around your home. You must not allow your pets to cause any nuisance, annoyance or danger to neighbours or visitors to your home. If permission is withdrawn for any reason you must remove the animal from the property immediately after permission is withdrawn.
    - 7.4 Prior to signing your new tenancy agreement you must advise us of any animals/pets that you already have so that we can advise on their suitability. The housing officer will raise this issue at the escorted viewing stage of a provisional offer.
    - 7.5 We may withdraw permission if the pet/s cause a nuisance or are found to be intimidating, aggressive or dangerous.
    - 7.6 You must not keep any animal that has been classified as dangerous under the Dangerous Wild Animals Act 1976 unless you have both permission from us and a license from the Council's Environmental Health Department

- 7.7 You must not keep any of the four breeds named under section 1(1) of the Dangerous Dogs Act 1991, namely the American Pit Bull Terrier, Japanese Tosa, Dogo Argentinas and Fila Brazilieros.
- 7.8 If you allow any animals/pets to foul any of our property including shared areas, footpaths, roads or play areas you must clean the affected area immediately.
- 7.9 You must not breed any animals or birds that will be used for commercial purposes without our written permission. You may require licenses or further permissions from governing bodies in relation to some animals or birds
- 7.10 You may only build any animal enclosures with our prior written consent
- 1.4 If we approve a request to keep a pet, we'll ask the tenant to sign an agreement to take responsibility for their pet, ensuring that Section 7 of the Tenancy Agreement is clearly explained by the Housing Officer.
- 1.5 If the conditions contained within Section 7 of the Tenancy Agreement are not adhered to, we may withdraw permission to keep the pet in the tenant's home.
- 1.6 Where tenants request permission for unusual pets, such as Reptiles and Amphibians we will need to be certain that these are being kept in the right conditions.
- 1.7 Where tenants request permission to keep cats and/or dogs in homes with communal access and/or communal corridors, we may refuse permission. In deciding whether permission is given, we will need to understand whether the pet is intended to be an indoor pet.
- 1.8 When tenants request permission to keep multiple pets, we will consider the size of the accommodation and private outdoor space before making a decision. The number of pets should be appropriate to the size of the accommodation.
- 1.9 Permission requests will be authorised by the Local Housing Manager. Support will be provided by the Housing Services Manager to ensure consistency of approach across all 5 Local Offices.

## **2 Duty of Care**

- 2.1 Under the Animal Welfare Act 2006, owners are responsible for the health and welfare of their pets. This is called a Duty of Care. A responsible pet owner will make sure that the treatment of their pet and their animal's behaviour is within the law.
- 2.2 Pets must be fed, provided with water and given adequate exercise.
- Owners are responsible for the health of their pets including making sure that, where appropriate, they are treated regularly for fleas and are wormed.
  - Pets should not be left alone for long periods.

- If you own a pet, you should nominate a friend or family member to take responsibility for the pet in case you become ill or die.
- Dogs must wear a collar showing their name and address when they are outdoors.
- Dogs must be kept on a lead in communal areas

### 3 Enforcement Action

3.1 If you are a pet owner and you act irresponsibly towards your animal, we may need to take action. Examples of irresponsible behaviour include the following:

- Keeping a pet without permission.
- Allowing animals to wander around on their own.
- Pets fouling in communal areas and in other residents' gardens.
- The breeding or sale of animals.
- Excessive noise.
- Too many animals in the household.
- Unpleasant smells.
- Keeping animals that are aggressive.
- Allowing animals to cause damage to property.

3.2 Derby Homes will try to sort out any problems by agreement with the owner or through mediation. If this action fails we will consider:

- Contacting the RSPCA or another animal welfare organisation
- Serving an injunction to stop certain activities
- Withdrawing permission to keep a pet
- Terminating a tenancy through the courts.

Approved by:	Operational Board
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Policy developed by:	M Chapman
Associated Documents:	PR-Pets Ownership