



PET POLICY

PET POLICY

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1.0 Policy Statement

- 1.1 This policy and its related procedures will be referred to by staff dealing with pet matters at Radcliffe Housing Society (RHS) properties.
- 1.2 RHS recognises the emotional support and companionship pets can bring to our residents and we support responsible pet ownership. There must be a balance between the positive impacts of owning a pet, whilst ensuring they don't negatively impact others or cause a nuisance.
- 1.3 We will ensure we know a pet is able to live comfortably at the property and ensure the property satisfies the pet's welfare needs.

2.0 Policy Aims

- 2.1 This Policy aims to provide clear guidance to RHS staff who are responsible for implementing this Policy at our properties and explains our approach towards managing responsible pet ownership.

3.0 Permissions

- 3.1 You must obtain our permission before you get a pet, if you:
- Live in a self-contained flat, maisonette or shared house and you'd like to have a pet (except small pets, such as hamsters, gerbils and goldfish)
 - Want more than one cat or dog and you live in a house or bungalow with a private garden
 - Want to run a pet related business from home e.g. grooming, dog walking, pet sitting
 - Want to install dog or cat flaps; we must check the flaps will not impact the door's fire safety
- 3.2 A Pet Permission form must be requested before a pet is obtained. Failure to do this, could result in legal action to remove the pet from the home.
- 3.3 When you request permission, we'll consider:
- The terms and conditions of your occupancy agreement
 - The suitability of the accommodation:
 - size and type of the property
 - size and species of the pet
 - house rules for shared houses
 - access to outside spaces
 - communal areas
 - number of pets in the block
 - Your ability to care for the pet including any previous issues, if you previously had pets
 - Local issues relating to pets and anti-social behaviour
 - Any breaches of tenancy relating to noise
 - Whether this is a temporary arrangement e.g. a family member is in hospital

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- 3.4 If a prospective tenant is applying for a pet during the nominations process, then the Pet Permission form will be sent to the applicant.
- 3.5 RHS will grant permission for an assistance dog.
- 3.6 If we become aware a pet is living at a property they have not given permission for, we may give permission retrospectively providing conditions can be met. If the request were to be refused, the resident will be given reasonable notice to find alternative accommodation for the pet. If the tenant fails to do this, RHS may consider serving a notice.
- 3.7 If the resident feels we have refused a request unfairly, the decision can be appealed by following our Complaints Policy.
- 3.8 After permission is given to keep a pet, a record of the decision and type of pet will be recorded on the residents' file
- 3.9 Residents do not need permission from RHS if:
- They keep a small number of small pets like fish, birds and small caged animals such as hamsters, if they cause no nuisance and you live in a house, bungalow, or self-contained flat
 - They have a guide dog for the blind, hearing dog for the deaf, or dog for the disabled. However, residents must inform RHS where this applies

4.0 Restrictions

- 4.1 RHS will not allow tenants to keep:
- Animals likely to cause an environmental nuisance including farm animals
 - Dogs listed under the Dangerous Dogs Act 1991
 - Any animals registered under the Dangerous Wild Animals Act 1976
 - Any animals within our guest rooms
 - Bees or Wasps
- 4.2 Animals are forbidden in our independent living schemes, both as pets and visiting. Exceptions will be made for visitors with a guide dog.
- 4.3 RHS will not be responsible to find alternative accommodation or provide care of the pet should the owner no longer be able to look after them.

5.0 Enforcement

- 5.1 If there are problems with a pet in your home e.g. noise complaints, we'll work with you to solve any problems in line with our Anti-Social Behaviour Policy.
- 5.2 If pets cause damage to your home, we'll charge you in line with our Recharge Policy.
- 5.3 We will ask residents to rehome pet(s) if:
- Pets are within the home, where we wouldn't give permission or refused your request
 - The pet is causing a nuisance and the occupiers of the home aren't working with us to resolve the matter
 - The pet is causing a nuisance and there are no further options to solve this
 - The pet attacks or injures other animals or people

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- The pet is causing damage to the property, or the condition of your property is unhygienic because of your pets
- There are too many pets within your home.

5.4 If we ask a resident to rehome any pet, we'll be clear why and discuss with you a timescale for you to remove the pet from your home. Any agreement will be put in writing.

5.5 We expect residents to engage with us and help resolve problems. We may take possession proceedings or alternative legal actions for breach of tenancy if there is a failure to resolve the issue or a failure to rehome the pet within a reasonable time.

5.6 If a resident is incapable due to illness or have been taken in to care or hospitalised, social services will provide temporary care. Scheme or Housing managers should contact the social services department at the tenant's local authority for advice and assistance.

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6.0 Pet Permission Form



Pet Permission Form

I would like permission to keep an animal at my home and if granted I agree to accept the conditions set out below:

- The pet does not cause nuisance or annoyance to neighbours and other residents for example, barking or fouling the garden or any common areas near the property.
- Any dogs are kept on a lead and under control at all times, especially in the surrounding areas of your home.
- Permission is granted for the keeping of one animal only and the breeding or keeping of other animals at the property is not permitted, without express permission from RHS.
- The animal will not be left unattended in the property or garden for long periods of time.
- When the animal passes away, new permission is needed if you want to replace it.
- Dogs and cats will be microchipped. All dogs in England have to be microchipped by law and their details registered on an approved database such as Petlog.

I apply for permission to keep an animal and agree to abide by the above conditions. As the registered keeper, I accept I am responsible for the animal welfare and will care for their needs. I understand if the conditions are broken, permission may be withdrawn, and the animal will have to be removed from the property.

| | |
|---|--|
| Your name | |
| Address | |
| Type of animal (breed / colour / size)* | |
| Age of animal | |
| Signed | |
| Date | |

* Attach / upload a photograph if possible

| | | |
|-----------------------------|-------|-----|
| For office use only | Date: | By: |
| Date received | | |
| Permission granted / denied | | |
| Resident advised | | |