

Terms and Conditions for the Application of a Pet to be kept at the Property

1. Policy Statement

- 1.1. This policy is relevant to all applications for animals to be kept by residents at the property, thereafter referred to as 'pets'.
- 1.2. Residents, relatives and visitors must not keep any pet at the property unless they have written permission to do so from the Landlord. Residents must seek permission from the Landlord before any pets stay (either temporarily or on a longer term basis) at the property.
- 1.3. The Landlord may take action against Residents where they do not have written permission to keep a pet, or if there is a breach of the tenancy such as Residents allowing pets to cause nuisance. This includes, but is not limited to, noise nuisance, fouling, damage to property (internally and externally), causing injury to others (e.g. through biting), and anything else deemed a nuisance by the Landlord.
- 1.4. This policy will apply for the duration of the tenancy.
- 1.5. All residents will be required to complete a Pet Application Form in order for a request to keep a pet at the property to be considered. Completion of this form will also ensure that the Landlord is aware of the number of pets on the property, whether the pets have vaccinations and are microchipped. In addition, contact details of a family member or friend who can be contacted in the case of an emergency will be required.

2. Conditions of keeping an Authorised Pet

- 2.1. There are certain conditions that Residents will be required to demonstrate if they wish to keep a pet at their property:
 - 2.1.1. Anyone who is responsible for an animal, even on a temporary basis, is required under The Animal Welfare Act 2006 to care for them properly. This means taking reasonable steps to ensure that their welfare needs are met. These needs include:
 - The need for a suitable environment;
 - The need to be able to exhibit normal behaviour patterns;
 - The need to be housed with, or apart from, other animals; and
 - The need to be protected from pain, suffering, injury and disease.
 - 2.1.2. Authorised Pets must not be left unsupervised in the property for long periods of time, the duration of which is dependent on animal type. Not

only could this cause distress to the authorised pet, but it could also cause disturbance to neighbours. If residents are in full-time employment or have full-time commitments, they may be asked to demonstrate how their authorised pet will receive appropriate care. All authorised pets, irrespective of species, need to be checked on a daily basis by or on behalf of the resident.

2.1.3. If the resident plans to be away from the property for a period of time (e.g. overnight), they must make arrangements for the care of their Authorised Pets, including meeting all the Authorised Pets welfare needs and checking on their Authorised Pets at least daily.

2.1.4. Routine healthcare needs to include regular preventative control of parasites such as fleas and worms, vaccinations and neutering where appropriate. Pets also need to be regularly treated to help prevent fleas. Residents may be asked to provide details of a vet and/or evidence that the authorised pet is regularly treated.

2.1.5. Animals can have specific needs for example in terms of environment, space and nutrition. Residents must take this - and their own individual circumstances - into account when considering ownership. It may be difficult to meet the individual pets' needs, in which case ownership is discouraged.

2.1.6. Authorised pets must not be allowed to foul inside the property, except for pets that are being trained to use a litter tray. Any fouling must be removed immediately from the garden or outside areas and disposed of safely and hygienically. Areas used for animal toiletry should be kept apart from their source of food and water.

2.1.7. The breeding of animals for business purposes, hobby or any other reason is prohibited.

2.1.8. It is a legal requirement to microchip dogs and keep contact details up-to-date and residents should ensure all authorised pets are microchipped, where appropriate. Under the Control of Dogs Order 1992, all dogs must have a collar with the name and address of the owner, to be worn in public.

- 2.1.9. No modification to the property (for example, installing cat flaps, or installing fencing on balconies will be permitted) at any time.
- 2.1.10. Any resident moving property, whether through their tenancy ending, eviction, absconding or abandonment, must take any pets with them before moving out. Failure to do so could result in costs being recharged to the resident, and the police or RSPCA being informed.
- 2.1.11.
- 2.1.12. Under no circumstances must authorised pets be tethered. Tethering can lead to injuries and restricts the ability of animals to behave normally. Should evidence of this be brought to the attention of the Landlord this information will be passed to the relevant authorities or the RSPCA.

3. Conduct on site

- 3.1. Authorised pets must be kept on a leash at all times within the boundaries of the building. This is inclusive of common areas such as corridors and external areas demised to the building such as terraces, estates, and gardens.
- 3.2. Authorised pets are not permitted to utilize any open spaces within our estates designated for the enjoyment of children, such as playparks.
- 3.3. Authorised pets are not permitted on balconies.
- 3.4. Residents are responsible for the conduct of their authorised pets – they must not cause a nuisance or disturb neighbours, building visitors, contractors, staff, or the general public whilst in the building and its surrounding area.
- 3.5. With the exception of guide dogs, authorised pets are not permitted to stay for any length of time in any amenity areas other than for the purposes of access to and from the property in which they have been granted permission to reside.
- 3.6. The authorised pet shall be walked/exercised away from the building and the resident(s) are responsible for immediately removing and cleaning any and all fouling / droppings.

4. Agreement

- 4.1. Submission of the Pet Application Form constitutes agreement to abide by the conditions within this policy.
- 4.2. Where permission to keep an assistance dog is received, permission will be approved in line with the Equality Act 2010 on receipt of the correct proof of registration.

- 4.3. In the case where an authorised pet passes away or is re-housed, a further request is required for any replacement or additional pets.
- 4.4. Permission will only be granted where an assessment indicates that the property is adequate for the type of pet requested.

5. **Pets not allowed on the premises**

5.1. Not all pets are appropriate for apartment living, especially large dog breeds. There are additionally some dog breeds that are controlled under the Dangerous Dogs Act 1991.

5.2. While this list is not exhaustive and will be reviewed and updated on a regular basis, below are examples of dog breeds that We will not approve any application for, **including crossbreeds** of these types:

- Pit Bull Terriers
- Japanese Tosa
- Dogo Argentino
- Fila Brasileiro
- Doberman
- Rottweiler
- Staffordshire Bull Terrier
- Chow-Chow
- German Shepherd (Alsation)
- Husky
- Alaskan Malamute
- Akita
- Great Dane
- Samoyed
- Bullmastiff

5.3. Residents applying for permission for pets recognised under the Dangerous Wild Animals Act 1976 (as amended) will not be approved. The local authority and/or the police may be informed of any illegal animals in the property.

5.4. If a pet has ever caused serious injury to a person, or if it is dangerous in any other way, permission will be refused. If permission has already been granted, and an incident occurs or further information is disclosed, this permission will be revoked. This includes, but is not limited to, any dog found to be dangerously out of control in a public place under the Dangerous Dogs Act 1991.

5.5. If the Resident or an occupier living at the property has any convictions or past history of abandonment, cruelty, neglect or mistreatment of animals, or convictions for any offences under the Dangerous Dogs Act 1991, or has

been disqualified from keeping animals due to a conviction, permission will be refused.

6. Visitors

- 6.1. The Resident should seek permission from the Landlord before any pets visit the property, where there is appropriate time to do so. Any pets visiting the property must not cause a nuisance; the Resident will be liable for any nuisance caused at a property. The Landlord may disallow pets from visiting the property, or refuse or revoke any permission for previously Authorised Pets to visit the property, where nuisance has occurred.
- 6.2. Requests to foster or temporarily look after pets on behalf of others will follow the same process as other requests for permission.

7. Breaches

- 7.1. If any of the conditions stated in this document are broken, appropriate action may be taken by the Landlord.
- 7.2. The Landlord will investigate issues, including noise and hygiene nuisances, raised according to Breach of Tenancy Procedures and/or the Anti-Social Behaviour policy as appropriate.
- 7.3. Reports of cruelty, neglect or impact on health and welfare of any animal in the care of a Resident will be reported to the relevant authorities.
- 7.4. The Landlord has the right to withdraw permission and require the removal of a previously Authorised Pet where the conditions of this Policy are breached.
- 7.5. Legal action, such as applying for a possession order will be considered where a Resident refuses to co-operate to address concerns.