



Pets Policy

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1.0 Scope

The Pets Policy sets out the approach that Broxtowe Borough Council takes when it receives a request from a tenant or leaseholder to keep a pet and how it manages pets within its properties.

The policy only applies to Council properties.

For the purpose of the policy, pets that are covered within the scope include;

- Cats
- Dogs
- Livestock
- Rodents
- Rabbits
- Reptiles
- Any other animal that is normally kept outside

Some pets do not require permission from the Council to keep. Below is a list of pets, the list is not exhaustive and the Council will provide guidance on a case by case basis to tenants. Whilst these pets do not require permission, if they are not kept in the correct conditions or they cause nuisance to other residents because of poor husbandry, the policy will apply:

- Tanked goldfish or tropical fish
- Indoor birds such as Budgerigars
- Insects

Any animals, such as an assistance dog that are kept to assist directly with a disability are excluded from this policy.

2.0 Purpose

The Council recognises that pets can have a positive impact and effect on the health and wellbeing of tenants. The purpose of the policy is to enable tenants and leaseholders to keep pets but to also ensure the effective management of pets in Council properties.

The Policy provides a framework for how requests will be processed and the steps that the tenant should take when requesting or processing a request to keep a pet.

3.0 Aims and Objectives

The aims and objectives of the policy are:

- To provide guidance for tenants and staff about the process for pet requests
- To provide guidance to residents about responsible pet ownership

- To provide a framework for a consistent and enforceable approach to pet ownership
- To provide a balance that ensures pet ownership does not infringe on the right of others to the peaceful enjoyment of their home
- To explain how the processes that the Council will take in enforcing improper pet ownership, including revoking permission.

4.0 Regulatory Code and Legal Framework

- Animal Welfare Act 2006
- Dangerous Dogs Act 1991
- Control of Dogs Order 1992
- Schedule of Dangerous Wild Animals 1976
- Clean Neighbourhoods and Environment Act 2005
- Dog Fouling of the Land Act 1996
- Anti Social Behaviour Crime and Policing Act 2014
- Housing Act 1985
- Housing Act 1996

5.0 Policy Outline

5.1 Requests for a Pet

The Council requires that tenants' requests to keep pets are made in writing wherever possible using the Request for a Pet Application Form. The Council will make reasonable adjustments for tenants who are unable to fulfil this request.

5.2 Types of Tenancy and Pets

Secure and Fixed term tenants can request to keep a pet. The Council may withhold permission for Introductory Tenants where the keeping of a pet will require changes to be made to the home and this would require permission under the alterations and improvements policy. Leaseholders must request permission in writing from the Leasehold Officer.

5.3 Considering the Request to keep a Pet

The Council will consider the type of property and animal when considering a request to keep a pet.

The following issues will be considered:

- Whether a property has a secure garden
- Whether the property is a flat, house or has communal areas that have to be accessed to access the property
- Whether the property is in an Independent Living Scheme
- The number of animals being requested
- Whether pets are suitable to be kept in domestic property
- Whether pets are being kept in accordance with a business

Dogs

The Council will allow tenants and leaseholders to keep a dog in its properties. Tenants will be allowed to keep up to two dogs in any of its general housing properties but must request permission before doing so. A request to keep additional dogs will be at the discretion of the Council and will be based on:

- the suitability of the property,
- the conduct of the tenant and tenancy with regard to current pet ownership

Enquiries will be made with the Public Protection Team as appropriate to understand the reasons and purpose that additional animals are being requested.

Any requests to keep a pet that is covered by the Dangerous Dogs Act 1991 (Dogo Argentino, Fila Brasileiro, Japanese Tosa or Pit Bull Terrier) will be prohibited.

Permission for keeping dogs will be prohibited where a property is on an Independent Living Scheme that does not have a secure garden and is part of a scheme that has communal corridor areas. This includes Leasehold properties.

Part of the granting of any permission will be a requirement for tenants and leaseholders to take steps to microchip, vaccinate and undertake other relevant treatments as outlined by the Council.

Cats

The Council will allow tenants and leaseholders to keep a cat in its properties. Tenants will be allowed to keep up to two cats in any of its general housing properties but must request permission before doing so. A request to keep additional cats will be at the discretion of the Council and will be based on:

- the suitability of the property,
- the conduct of the tenant and tenancy with regard to current pet ownership

Enquiries will be made with the Public Protection Team as appropriate to understand the reasons and purpose that the additional animals are being requested.

Cats will be allowed on Independent Living Schemes but where the accommodation is part of a scheme that has communal corridor areas, the Council will advise that

cats should be housecats. Cats will not be allowed access to the communal corridors at any time. This includes Leasehold properties.

Part of the granting of any permission will be a requirement for tenants and leaseholders to take steps to microchip, neutering, vaccinate and undertake other relevant treatments as outlined by the Council.

Permission for small animals

Permission will be granted for requests to keep small animals that are housed in cages, bowls or tanks inside the home and do not need to go outside of the property. If the tenant has their own private garden, permission will be granted to keep small pets in hutches such as rabbits or guinea pigs. The tenant should specify the amount they are planning to keep and should request permission for additional animals. If the Council becomes concerned about the amount of animals being kept, permission may be revoked

Livestock or farm animals

Tenants and leaseholders will not be allowed to keep animals of this kind at their properties. Farm birds such as Chickens or Geese will be considered based on the suitability of the property. Cockerels are prohibited.

If an animal's habitat requires hutches, houses or runs, separate permission may be required and the Alterations and Improvements Policy should be referred to. For Leasehold properties, permission would depend on the terms of the lease.

Any pet permission that is granted will be done so on the basis that the pet does not cause nuisance to neighbours.

Upon the death of a pet, permission will be required if the tenant or leaseholder wishes to keep another pet of the same type, or any other type, in the future.

5.4 Housing Applicants and Pets

When a prospective tenant applies for housing, the application requests details of the pets they wish to be rehoused with.

The Council will ensure any offer of accommodation is suitable for the pet. There is no need for the tenant to request permission in this instance.

If the Council is not aware of the pet when the application is made but the pet is permissible in accordance with the policy, then retrospective permission will be granted.

If the Council is not aware of the pet when the application is made and the pet is not permissible by the Council, then the measures outlined in Section 5.8 of this Policy should be referred to.

5.5 Pets and Businesses

Requests from tenants and leaseholders to breed animals will require separate permission and will be classed as the running of a business from the property. This will be covered by clauses within the Tenancy.

5.6 Pets Kept Without Permission

If the Council is made aware of pets being kept where prior permission has not been given. The Council will investigate to see whether it would be an instance where permission would normally be granted. If so, the tenant or leaseholder may be granted retrospective permission.

If the request is not able to be granted, the Council will ask for the animal to be rehomed. Any assistance given in rehoming will be recharged to the tenant or leaseholder. The Council will give reasonable timescales for the rehoming of animals. If the Council's timescales are not met, the Council will consider using its powers in the tenancy agreement, lease or within the Anti-Social Behaviour legislation if the animals in question are causing nuisance and annoyance to neighbours.

5.7 Pets Left in Properties

If the Council encounters a circumstance where it believes that an animal has been left in a property and the tenant or leaseholder is no longer in occupation, it will involve the RSPCA and Public Protection Team as appropriate whilst making enquiries into the tenant's or leaseholder whereabouts.

The Council will rehome any animal in appropriate accommodation, such as boarding kennels, until the tenant returns or the property is adopted by a new owner.

Should the tenant return following their dog having to be removed by the Council, the Council will consider withdrawing permission for them to keep the animal and consider whether further action in accordance with the terms of the tenancy agreement is appropriate. The cost of removal of animals and any boarding will be recharged to the tenant where possible.

5.8 Withdrawing Permission

In instances where a pet causes repeated nuisance and annoyance to residents and attempts by the Council to use the anti-social behaviour policy and procedure to bring a positive improvement fail, the Council will consider legal action against the tenant or leaseholder as well as requesting removal of the pet.

The Council will give tenants and leaseholders 28 days' notice in writing of the need to rehome their pet and will provide the reasons why the Council has made its decision and will also give advice about how they may go about rehoming their pets.

It a pet attacks a person or another animal, the Council will consider immediate withdrawal of permission and other action possible under the terms of the tenancy agreement.

6.0 Related Policies, Procedures and Guidelines

This policy should be read in conjunction with the:

- Alterations and Improvements Procedure
- Tenancy Agreement
- Anti-Social Behaviour Policy
- Anti-Social Behaviour Procedure
- People with Additional Support Needs Policy

7.0 Review

This Policy will be reviewed every 3 years unless there are significant changes in legislation.

8.0 Document History and Approval

Date	Version	Committee Name
5/3/19	1.0	Housing Committee