

WAVERLEY HOUSING

KEEPING PETS POLICY

Date Approved by Board:	30 August 2005
Reviewed By:	Property Committee Oct 2009
Next Review Date:	Oct 2012
Responsible Person:	Director of Housing and Property Services

POLICY ON KEEPING PETS

1. Introduction

- 1.1. Waverley Housing recognises that some of its tenants may from time to time wish to keep pets. This policy has been established to set a framework within which tenants may keep certain pets while at the same time protecting the rights of others to the peaceful enjoyment of their homes by ensuring that the keeping of pets neither causes nuisance, however defined, to other tenants or the neighbourhood in general, nor causes damage to any property owned by Waverley Housing.

2. Definition

- 2.1. For the purpose of this policy a pet is defined as being either:
- a) a domestic animal (e.g. dog or cats)
 - b) cage birds (e.g. budgerigar, canary, parakeet etc.)
 - c) tank fish (e.g. goldfish, tropical fish etc.)
 - d) small tame rodent which has been expressly bred as a pet (e.g. domestic guinea pig, hamster, rat etc.)
- 2.2. Permission to keep any other category of pet will be at the sole discretion of Waverley Housing. Permission will not be granted for keeping of exotic pets, such as snakes, spiders, lizards, iguanas, nor livestock, game-birds, birds of prey, poultry, racing pigeons or show pigeons etc.
- 2.3. Waverley Housing reserve the right to add to or remove from the above any category of pet.
- 2.4. Guide dogs for the registered blind shall be an exception to this policy where permission to keep such an animal shall be given automatically.

3. Policy

- 3.1. Tenants may subject to certain conditions keep a domestic pet but before doing so must obtain our express permission which will be given in writing.
- 3.2. The maximum number of pets allowed in any property shall be limited to two unless our express permission has been granted to allow more than two. Such permission will be solely at the discretion of Waverley Housing and will take account of the

category of pet, size of property etc. Each such application will be treated individually and where permission is granted shall not be deemed to have set a precedent or variation to this policy.

- 3.3. Tenants who do not own a pet in their own right but are asked to look after one for a period of time exceeding one month by a relative, neighbour or friend must also get our permission to do so. Regular weekly access to look after pets must also receive our permission.
- 3.4. Where permission is given it will be subject to the following general conditions.
 - 3.4.1. Permission will not be granted to keep any dog prohibited under the Dangerous Dogs Act 1991 or any amendments to this Act, or by any other law.
 - 3.4.2. Tenants are fully responsible for any pets owned by them or belonging to anyone living with them or being looked after by them.
 - 3.4.3. Tenants must take all reasonable steps to supervise and keep such pets under proper control.
 - 3.4.4. Tenants must take all reasonable steps to prevent any pets causing nuisance, annoyance or danger to neighbours or anyone in the neighbourhood.
 - 3.4.5. Tenants must take reasonable care to ensure that pets do not cause damage to the house, neighbours property, anything belonging to us or anything we are responsible for such as common parts.
- 3.5. Where tenants are permitted to keep pets and we have reasonable grounds to believe that they are being maltreated, regardless of whether they are causing a nuisance or not, the tenant will be reported to the SSPCA.
- 3.6. Waverley Housing reserves the right to revoke any permission and request the removal of a pet where the pet is found to be causing nuisance or damage, for which they will be recharged.
- 3.7. Pet owners are responsible for cleaning up pet faeces and must take reasonable care to see that pets do not foul the house, neighbours' property, anything belonging to Waverley Housing or anything we are responsible for.

- 3.8. Tenants are not permitted to keep pets for the purposes of breeding regardless of whether breeding would be for commercial gain or not.
- 3.9. Where the number of pets exceeds that for which permission has been given Waverley Housing reserve the right to have the tenant make alternative arrangements for removal/re-homing of the additional pets and will allow a reasonable time not to exceed 3 months for this purpose.
- 3.10. Tenants are not allowed to keep animals or birds in any external structure in their garden, stairwells, or on any ground belonging to us such as kennels, huts, hutches, aviaries etc. without our express permission in writing. Permission is also required before erecting any such structure. Where such permissions have been granted Waverley Housing may revoke these where either the structure and/or the pets are found to be causing nuisance.
- 3.11. Where there are disputes regarding the conduct or nuisance of pets/animals Waverley Housing will enforce the conditions of the tenancy agreement.
- 3.12. Tenants may be required to make reasonable arrangements for dogs to be isolated to a particular room or kept under proper control when members of our staff or agents including workmen, contractors etc. are required to enter the property through the normal course of business. Where such arrangements cannot be made this might delay the completion of repairs or improvements and shall not be subject to compensation for service failure.