



CHESHIRE
PEAKS & PLAINS
HOUSING TRUST

The Trust

Keeping Pets and Other Animals Policy

Neighbourhood Team

Draft: 25th June 2009

Effective Date: 28th June
2009

Affected Teams: All

KEEPING OF DOMESTIC PETS AND OTHER ANIMALS

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1. POLICY STATEMENT

- 1.1 The Trust recognises the reasonable expectations of people to keep suitable pets and the benefits that pets can bring. It also recognises that the majority of people act responsibly with regard to keeping pets.
- 1.2 The Trust is also mindful of the serious impact on the community when pet owners act irresponsibly and without thought for others or their animals. In these cases it will take firm action promptly to enforce the terms of the tenancy agreement.
- 1.3 Cheshire Peaks & Plains Housing Trust (the Trust) will not unreasonably withhold permission for tenants to keep animals. However, any permission granted will have due regard for safety, welfare (both human and animal), nuisance and the environment.
- 1.4 The Trust will work with customers to resolve any breach of tenancy.

2 RESPONSIBILITY

- 2.1 The responsibility of the implementation of this policy will lie with the Director of Customer Services.
- 2.2 Responsibility for the implementation of the procedures and effective daily operation of this policy lie with the Head of Housing.

3 MONITORING AND REVIEW

- 3.1 The Trust will review this policy every 3 years or upon any changes to legislation or organisational structure, in consultation with its tenants.

4 EQUALITY, DIVERSITY AND ACCESS IMPLICATIONS

- 4.1 An Equality Impact Assessment has been completed for this policy.

5 ASSOCIATED DOCUMENTS

Anti Social Behaviour Policy
Complaints and Compliments Policy
Empty Property Management Policy
Estate Management Policy
Equality and Diversity Policy
Floating Support Policy
Leaseholder Policy
Tenancy Management Policy
Tenant Selection Allocation and Transfer Policy
Starter/Assured Tenancy Agreement
Vulnerable Tenants Policy

6 POLICY STATEMENT

6.1 Clause 8 of the Starter and Assured Tenancy Agreement forms the basis of the Trust's policy as follows:

6.2 *"You must not keep or allow to be kept at the property any animals which through noise, number, behaviour or smell, frightens, causes nuisance or annoyance to other tenants or to any other persons in the local area or which causes damage to your home or any other property. Damage thus caused must be made good by you or recharged to you by us.*

6.3 *Provided you live in a house, bungalow or flat with its own access to the ground floor, we will normally allow you to keep the usual domestic pets in your home.*

"Pet" includes a dog, cat, (up to a maximum of two dogs or cats) small caged bird, rodent, rabbit, non-venomous insects and small non-venomous reptiles or fish.

If you want to keep more than the two dogs or cats or more than the usual number of domestic pets you must first get our written permission and such permission shall not be unreasonably withheld.

6.4 *We do not allow you to keep dogs or livestock, with the exception of assistance dogs in high rise flats or flats with a communal entrance. If you wish to keep any other type of "Pet", as defined in the previous paragraph, you must first get our permission.*

6.5 *We will allow you to keep small caged domestic pets only in sheltered accommodation with written permission from the Trust, with the exception of assistance dogs.*

6.6 *You, your household and your visitors must:*

- *keep all animals under control at all times;*
- *not allow any animals to annoy or be a nuisance or danger to neighbours or to any visitors to your home;*
- *not allow animals to damage your home;*

- *ensure that your dog is kept on a lead and is accompanied by you or a responsible member of your household when in communal or public areas;*
- *not allow your dog to foul any garden or any shared area such as gardens, areas where children may play, balconies, passageways, walkways, access ways, footpaths or staircases;*
- *make proper arrangements to care for your animals if you are going away;*
- *not dig a fishpond in your garden without our permission. If we grant permission, you must agree to fill in the pond properly if you move out of the property or we will charge you the reasonable cost of the work;*
- *not keep hens, an aviary or pigeon loft in your garden without our written permission; and*
- *seek permission to keep exotic pets.*

6.7 *If any part of Clause 8 of the tenancy agreement is broken, we will serve a notice on you to remove any animal from your home immediately and permanently.*

6.8 If we think that the number of animals kept at your *home* is unreasonable, we can serve a notice on you to remove some or all of them permanently.

6.9 Under no circumstances will the Trust permit the keeping of dangerous/wild animals which could pose a risk to adjoining neighbours and the wider community.

6.10 The Trust will implement this policy through clear procedures covering the following:

A. High Rise Blocks, Sheltered Housing Schemes and Flats with a Communal Entrance

Due to the design of high rise blocks and properties with a communal entrance, the Trust is unable to allow customers in this type of accommodation to keep dogs or cats (see definition in paragraph 2.3), with the exception of assistance dogs. Small caged domestic pets may be permitted; tenants must obtain written permission from the Trust.

B. Non Domestic Pets

- i) The Trust consider the following animals to be non domestic pets:
Chickens, ducks, goats, pigeons, and bees. It is important that the Trust is consistent in granting permission for non domestic pets.
- ii) The Trust will take into account the local circumstances and the physical and geographical constraints and the views of adjoining neighbours. The Trust's Neighbourhood Manager will be responsible for the final decision..

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APPEALS

Any tenant wishing to appeal against a decision of the Trust regarding the keeping of domestic pets or other animals may appeal in the first instance, in writing, to the Neighbourhood Manager. If the complainant is not satisfied with the outcome they should then follow the procedure outlined in the Trust's Complaints and Compliments policy.