



# TAI CANOLBARTH CYMRU MID-WALES HOUSING

Yn barod **amdani** **Equal** to the challenge

## Pets Policy

<b>Strategic Aim:</b>	To ensure the Association achieves excellence of staff resources, service provision to its customers and in reputation.
<b>Reference No:</b>	Pets Policy v4 February 2018
<b>Date Of Issue:</b>	February 2018
<b>Next Review Date:</b>	March 2021
<b>Departments Affected:</b>	Community Housing and Customer Services
<b>Approved By/Date:</b>	Board of Management March 2018
<b>Lead Officer:</b>	Jean O'Neill - Assistant Director of Customer Services
<b>Statutory Compliance:</b>	Dangerous Dogs Act 2011 Sections 43-58 Anti-social Behaviour Crime and Policing Act 2014 Section 79 Environmental Protection Act 1990 Animal Welfare (Breeding of Dogs) (Wales) Regulations 2014 Renting Homes (Wales) Act 2016 Dangerous Wild Animals Act 1976

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**Title:           PETS POLICY**

## **1.   Introduction**

- 1.1 **Mid-Wales Housing Association** seeks to provide good quality homes to its tenants. The Association is guided by its four *Values* of Caring, Equality, Excellence and Community concerning its policies affecting tenants.
- 1.2 The Association appreciates that caring for a pet can bring companionship and happiness and is more than content to support responsible pet ownership.
- 1.3 The Association expects tenants to ask our permission to keep a pet. In fact, the starter tenancy agreement states “Pets 4.18 To keep under control any animals kept at the Premises and to obtain the written consent of the Association before keeping a dog or any other animal which might cause a nuisance to neighbours”.

## **2.   Definition of a Pet**

A pet is an animal that you keep in the home you rent from Mid-Wales Housing Association to give you company and pleasure.

For the avoidance of doubt, this includes any such animal, not just cats and dogs, including any reptiles, birds and anything similar.

## **3.   Policy Statement**

The Association will usually give a tenant permission to keep a pet, having taken due regard of the type of accommodation the tenant occupies, and the manner in which the pet is to be kept.

However, the Association will not allow tenants to keep pets which it considers are unsuitable in a domestic setting. These include:

- Any animals, which should be registered under the Dangerous Wild Animals Act 1976.
- Dogs specified in the Dangerous Dogs Act 1991.
- Animals, which one would reasonably regard as livestock.

The Association will not allow any business activity involving commercial breeding or selling of animals on any of its premises.

To apply to keep a pet, a tenant needs to fill in our simple 'Application for Permission to keep a Pet'. On the application, the tenant will give us details of the pet and agree:

- To be responsible for the pet.
- To be responsible for any damage it causes to the structure or fabric of the property or garden.
- To ensure that the pet does not cause any nuisance (noise or otherwise) to adjoining neighbours. If a nuisance is caused, the Association will consider all options available to resolve the situation, including possible legal action.

- We will recharge any costs incurred in dealing with irresponsible pet/animal ownership including dealing with flea infestation in both current tenancies and where the tenant has left the property.

The requirements outlined above are to enable the tenant to uphold the values of caring and community, in respect of their neighbours.

#### 4. Review

The Association's Pets Policy will be reviewed every three years to ensure its on-going relevance.

<b>POLICY NAME: PETS POLICY</b>	
Responsible Director/Policy Author: Jean O'Neill - Acting Director of Customer Services	
Date when the policy has been considered/approved by/sent to:	
Tenants' and Residents' Forum	6 <sup>th</sup> October 2017
Equality Review Group	13 <sup>th</sup> November 2017
Relevant Committee	Equality Review Group 13 <sup>th</sup> November 2017
Board of Management	21 <sup>st</sup> March 2018
Final copy sent to Governance Officer with EIA	28 <sup>th</sup> February 2018
Placed in group folder and staff informed	
Translated and placed on website	