



PETS – procedure and guidance for existing tenants

- The tenancy agreement provides an obligation on tenants: -

“To keep under control any animals kept at the premises and to obtain written consent of the Association before keeping a dog or any other animal which might cause a nuisance to neighbours”.

It should be recognised that ownership is a privilege, not a right and tenants must comply with the terms stated within their tenancy agreement.

When considering if permission will be given for a pet to be kept, the Community Housing Officer may take into account all, or some of the following factors: -

- Does the property have its own separate entrance?
- Does the front door open onto a communal area?
- If the property is a flat, what is the density of animals already in that block?
- Does the tenant already have permission to keep a pet, and wants to have another pet?
- What size and type is the property?
- Does the property have its own, exclusive area, such as a garden?
- What pet does the tenant want to keep?
- Has the tenant ever been refused permission to keep a pet before by the Association?
- Are there any medical reasons why permission is being asked for?
- Would a tenant benefit from having a pet for health reasons?
- Is the animal such that it needs to be registered with the Council? (ie: a performing animal)

If the Community Housing Officer decides to give permission for a pet, then they may attach any or all of the following rules to that permission: -

- The animal does not cause a nuisance (noise or otherwise).
- That the tenant is responsible for the pet/s at all times.
- That the tenant is responsible for any damage the pet/s may cause to the structure or fabric of the property or garden.
- Dogs are not allowed to roam
- The animal must not foul the communal areas of the Associations properties
- There are no unpleasant odours from the pet
- That the tenant will be recharged any cost 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.

No matter how big your property or garden is, at the very most you will only be allowed to keep two dogs, or two cats or a dog and a cat. So, at the very most two is fine, three is too many.



If permission is granted for a pet to be kept, that permission may be withdrawn if complaints are received about the pet, and upon investigation it is deemed no longer suitable for a pet to be at the property. If this is the case, the tenant may be asked to rehome the pet. The Community Housing Officer will consider the situation and take all aspects into account.

If you are an owner of an animal, you must comply with the Animal Welfare Act 2006. This Act places a duty on anyone that owns or is responsible for an animal (even on a temporary basis) to ensure that the welfare needs of the animal are met and no animal suffers unnecessarily. The legislation applies to mammals, birds, reptiles, amphibians and fish.

Permission will not be granted for animals, which one would reasonable regard as livestock. . Tenants must not breed any animal kept in the Association properties or offer any animal for sale from the property under any circumstances.

Where a member of staff witness's cruelty or neglect they will report it to the RSPCA. If a resident witness's cruelty or neglect they will be encouraged to contact the RSPA themselves. The RSPCA have a 24-hour cruelty line to report cruelty or an animal in distress 0300-1234-999.

Assistance Dogs

The Association will fully consider any request for permission to have an assistance dog such as a guide dog, hearing dog or a service dog. However, the accommodation you live in would still need to be suitable for a dog.

Health reasons

If a tenant would benefit from a pet for health reasons, the Association would carefully consider any such permission requests. The request would need to include a supporting letter from a health professional or authorising body.

Useful contacts: -

Cats Protection (Newtown and District) 01686 670277

www.newtown.cats.org.uk

Cats Protection (Aberystwyth and District) 01970 822120

www.aberystwyth.cats.org.uk

Dogs Trust (Shrewsbury) 01952 770225

www.dogstrust.org.uk

PDSA (People's dispensary for sick animals) 0800 731 2502

www.pdsa.org.uk

Royal College of Veterinary Surgeons (RCVS)

Holds a list of registered vets.

www.rcvs.org.uk

RSPCA 24-hour cruelty line 0300 1324 999

<https://www.rspca.org.uk/adviceandwelfare/pets> - lots of advice and information on pet care etc



Your dog can't do this for himself, so please do it for him.



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