

Loreburn Group

Pet Policy



Creating Great Places to Live

Policy	Pet Policy							
Version Reference	2							
Approved by	MC		LET	X			MT	
Date of Approval	December 2018							
Review Period	3 Yearly or as legislation or substantive changes occur							
Review Due	December 2021							
Policy Champion	Assistant Housing Manager							
Who this policy affects	Staff	X	Customers	X	Contractors	X	Members of the Public	X
Where this policy affects	General needs	X	Sheltered	X	Supported	X	Offices/staff base	

1. Purpose

This policy outlines Loreburn Housing Associations approach to responsible pet ownership. The intention of this policy is to offer customers who wish to have pets the guidance needed to enable them to keep a domesticated animal as a companion and care for them responsibly.

2. Policy Statement

Loreburn Housing Association appreciates that keeping pets can offer significant benefits to their customers. There is also the acknowledgement that irresponsible ownership can lead to nuisance and affect the quality of life for other customers. Nuisance arising from irresponsible pet ownership will not be tolerated. Customers who wish to own a pet must apply to Loreburn HA for permission as part of the conditions of their tenancy or lease agreement.

3. Aim

- 3.1 To provide a consistent approach towards pet ownership and a balance that ensures pet ownership does not infringe on the rights of other customers to the peaceful enjoyment of their home.
- 3.2 To provide customers with a clear guidance on pet ownership, including; how to apply for permission and grounds on which permission may be refused or revoked, information on what type of animals can be kept as pets and in what type of property can they be kept in and information relating acceptable behaviour and nuisance.

4. Application

Applications must be made in the first instance by discussing your request with your local Housing and Community Engagement Officer who will consider your request and the potential impact on the local community. All circumstances are unique and we will show consideration of individual circumstances when assessing applications.

5. Refusal

- 5.1 Permission will not be given in the following cases:
 - Permission will not be granted to keep livestock, including horses, ponies or similar animals.
 - Permission will not be granted to keep a dog that is prohibited by the Dangerous Dogs Act 1991 or any similar legislation.
 - Permission will not be granted for any pets that require a license under the Dangerous Wild Animal Act 1976.
 - Permission will not be given to breed or sell an animal from a Loreburn HA property
 - Permission will not be given to keep any breed of fighting or dangerous dog or any illegal breed of animal.

5.2 Permission will also be refused when:

- A customer does not have adequate space in their home or garden where there are already several pets in a property and a new pet will affect their welfare.
- There are too many pets in a property causing a nuisance to neighbours or damage to the property.
- Where Loreburn HA is not the freeholder and a land lease applies.

6. Permission

Permission will be granted based on the following:

Keeping Dogs	<ul style="list-style-type: none">- Permission to keep dogs will usually be limited to no more than two dogs per household.- You must have your dog permanently identified by microchip, neutered and wearing a collar.- You must clear up any fouling including in communal areas and public spaces, as well as your garden.- Dogs can suffer from behavioural problems when left alone for periods of time. This can cause nuisance, if they bark continuously. It is advisable to make alternative arrangements for your dog if you are away from your home for regular periods of time.
Keeping Cats	<ul style="list-style-type: none">- Permission to keep cats will usually be limited to two cats per household.- You must have your cat permanently identified by microchip and neutered.- Cats can spray, soil and have unplanned litters so, the easiest and most cost-effective way of dealing with this is to have them neutered.- You must clear up any fouling including in communal areas and public spaces, as well as your garden.- You must seek permission to fit a cat flap. Cat flaps may not be fitted to UPVC doors.
Keeping Birds	<ul style="list-style-type: none">- You can keep birds in your home if you live in a flat or a house. However, it is illegal to keep a bird in a cage where it is unable to fully stretch its wings.- You must keep their home free from droppings. In cases of keeping birds outside you should make sure you have adequate outside facilities for the birds and that you can look after them properly.
Keeping Small Mammals	<ul style="list-style-type: none">- Customers may be given permission to keep small animals which are housed in appropriately sized cages, bowls or tanks inside the home and do not

	<p>need to be allowed outside the property, for example small birds, fish or mice etc.</p> <ul style="list-style-type: none"> - If the resident has their own private garden permission maybe given to keep small pets in hutches such as rabbits or guinea pigs. - You must limit small animals to manageable numbers. - You should avoid letting your pets breed by keeping same sex or neutered animals.
Keeping Exotic Pets	<ul style="list-style-type: none"> - Application for exotic pets such as snakes, lizards or spiders will be refused if the pet requires a license under the Dangerous Wild Animals Act 1976. - Where a customer holds the relevant permit permission will be refused if the pet will pose a safety risk to the household or neighbours should it escape. - Exotic Pets must be kept in appropriately sized set ups with the required UV, humidity and heat gradients for the species.
Keeping Animals/Livestock Outside including horses and ponies	<ul style="list-style-type: none"> - Applications to keep any animals outside the property will not generally be approved however applications may be made and particularly circumstances will be considered.

7. Partnership Working

Loreburn HA work with Oak Tree Animal Charity (OTAC) <https://www.oaktreeanimals.org.uk/> and aim to ensure that animal welfare remains a priority within this policy. OTAC can provide tenants with a source of specialist advice including neutering, nutrition, behaviour exercise and animal care. OTAC will also provide written support and offer drop-in sessions to support and advise customers on a range of issues around animal welfare.

8. Responsibilities Chart

The chart below illustrates the responsibilities of all staff in relation to this policy.

Responsibilities	Board/CEO	LET	Management Team	Assistant Managers	All Staff
To set the policy and direction with regards to keeping pets		✓			
To monitor, manage and mitigate disruption to community and ongoing wellbeing of pets/animals.			✓		
To monitor, manage and mitigate day to day issues with pet control				✓	✓
Ensure effective and clear communication with key stakeholders including customers				✓	✓
Ensure complaints feedback is used to improve service			✓	✓	
Ensure policy is reviewed annually or as necessary			✓		

Ensure E&D guidance is adhered to			✓		
-----------------------------------	--	--	---	--	--

DRAFT