



Policy

Pets

General conditions

1. Tenants may keep pets provided that:
 - they are suitable for the premises that they occupy;
 - the facilities required do not unduly reduce the space required for the primary use of the premises as a dwelling;
 - they do not pose any risk or cause damage or nuisance by: aggression, noise, wandering unaccompanied, smell or lack of hygiene;
 - they are not listed as dangerous, nor considered dangerous by any of the animal welfare agencies from whom Housing seeks advice;
 - the particular animal has not been the cause of nuisance with a previous owner;
 - the necessary licence or permission is obtained from the appropriate authority where such a licence is needed to import or keep the animal (such as certain exotic pets).
 - The tenant does not owe Housing any money; has not fallen into rent arrears in the last three months; and more generally has maintained a payment record that does not give rise to concerns that they will be unable to afford to keep a pet.
2. Tenants are encouraged to source pets from recognised animal welfare agencies on the grounds that the pets, particularly cats and dogs, are likely to have been neutered, micro-chipped and well-treated.
3. Housing will withdraw its consent for any pet if any of these conditions are breached, or where:
 - the keeping of such pets results in any breach of the Tenancy Agreement; or where
 - it can be prove that the animal has been subject to cruelty or neglect.

4. Housing may impose conditions on the keeping of any pet in the interests of the animal's welfare and the neighborhood.
5. For the avoidance of doubt, the decision as to whether or not a tenant can accommodate an animal rests with Housing alone. When applying the pet policy on a case-by-case basis Housing will have regard to advice given by vets and animal welfare agencies, but will not be bound by it.

Additional conditions relating to cats and dogs

6. Tenants who wish to keep a cat or dog must first obtain written permission from Housing. Beforehand, tenants will have to undergo a home check carried out by an animal welfare agency, but should seek advice from Housing before arranging anything.
7. If Housing gives permission for a tenant to keep a dog or a cat, the tenant must within seven days of obtaining the animal:
 - register with a veterinary practice
 - take out appropriate pet insurance
 - arrange for the animal to be micro-chipped
8. Tenants arrange for the animal to be neutered by a qualified vet as soon as the animal reaches the age at which neutering is possible
9. Housing does not allow the breeding of dogs or cats.

Last updated: 29 April 2016