



Pets Standard

1. Statement

- 1.1 This Standard outlines Red Kite Community Housing's approach to pets within its housing stock. This Standard is based on the document '*Guidelines on Pet Management for Social Housing Providers*' published by the Pet Advisory Committee and endorsed by the British Veterinary Association, the Chartered Institute of Environmental Health and the Chartered Institute of Housing.
- 1.2 We recognise that keeping pets can offer significant benefits to our customers. However, irresponsible pet ownership can cause nuisance and affect the quality of life for other residents. If our customers wish to keep a pet, they need to take a number of steps to ensure a pet's well-being. All tenancy agreements issued by us have a clause on keeping animals. In most circumstances consent is not required but there are standards that apply that if not met will result in us taking enforcement action.
- 1.3 This Pets Standards should be read in conjunction with our Anti-social Behaviour Policy.

2. Standards

- 2.1 Pet-keepers must ensure that the pet fits in with their lifestyle, physical abilities and environment: for example, a dog would not be a suitable pet for someone who is housebound but fish, a rabbit or a budgerigar may well be.
- 2.2 We expect tenants who keep a pet to abide by the following:
 - 2.2.1 They will house their pet properly and securely, for example in a cage, tank or garden.
 - 2.2.2 They will keep the animal in a manner that ensures its physical and psychological well-being, so that it is not stressed when left alone and therefore does not create a noise nuisance or become destructive.
 - 2.2.3 They will not have so many pets that there are issues of overcrowding with potential health implications for both animals and humans.



- 2.2.4 They will also ensure that an animal is appropriately trained – this is particularly important in the case of dogs – and that the training takes into consideration the feelings of others, for example by training the dog not to approach anyone without permission and then to sit rather than jump up in greeting.
- 2.3 We expect dogs and cats to be permanently identified by microchip or tattoo. To comply with current legislation dogs must also wear a collar and tag. Cats should be neutered.
- 2.4 Dogs listed in the Dangerous Dogs Act 1991 and any animals listed in the Schedule of the Dangerous Wild Animals Act 1976 may not be kept. This is to protect the health and safety of any residents and employees who may come into contact with them.
- 2.5 Tenants are responsible for the health and welfare of their pets. Under the Animal Welfare Act 2006, this is called a duty of care. For example, it is a legal requirement for pet owners to ensure their pet has:
- 2.5.1 a proper diet (food and water);
 - 2.5.2 protection from pain, suffering, injury or disease;
 - 2.5.3 the ability to exhibit normal behaviour patterns;
 - 2.5.4 a suitable environment to live in with or apart from other animals.
- 2.6 This requires proper day to day management and care of the pet. If tenants have any questions about the care of their pets they should contact their vet or a suitable accredited animal welfare organisation. Routine healthcare must include regular control of parasites (fleas and worms), vaccinations and neutering where appropriate.
- 2.7 Under no circumstances will permission be given to breed or offer any animal for sale from a Red Kite property.
- 2.8 The control of pets and any pet visiting the property is the responsibility of the tenant. If cats are allowed free access outside then they must not cause nuisance to neighbours. Dogs must always be kept on a lead when in public areas. They must never be let out on their own – this includes communal balconies and stairwells. Dog faeces must always be removed immediately.
- 2.9 If outside accommodation for a pet is required, other than a hutch or pen for



small mammals, written permission must be obtained before it is built. An application must include plans of the proposed construction and detail the species to be kept.

2.10 No pet should be left in the property when the tenant is away unless clear arrangements have been made to provide adequate care. In general this will require the pet to be boarded elsewhere but close supervision by a neighbour may be adequate for some animals.

2.11 Tenants are liable for any damage that is caused by their pets. *Damage would include damage to fixtures and fittings including irreversible leakage of odours.*

3. Related Procedures and other Documents

3.1 The following documents are relevant to this Standard:

3.1.1 Anti-Social Behaviour Policy and Procedure

3.1.2 Tenancy Agreement

4. Tenancy Agreement

4.1 All tenancy agreements will make reference to pets and it is important to check what each tenancy agreements states.

5. Procedure and Enforcement

5.1 Where there is a nuisance, appropriate enforcement measures will be taken, including possession proceedings where necessary. The pet's behaviour is the responsibility of the owner/s and if it persistently causes a nuisance we may ask for it to be removed.

5.2 We may also take enforcement action against the tenant in partnership with other agencies e.g. Police or animal welfare organisations.