

Pet Policy

Approved by Policy Forum July 2018



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This policy provides guidance to staff and customers on the type and breed of animals permitted within Colne's properties.

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1. Policy statement

Colne Housing recognises that keeping pets can offer significant benefits to some residents’ wellbeing and quality of life. However, irresponsible ownership can cause nuisance and affect the quality of life for other residents in the area.

This policy sets out clear guidance on the requirements and criteria that must be met for any pet permission to be agreed.

Colne Housing will only grant permission for a pet when all criteria have been satisfied under specific terms.

2. Scope

This policy applies to all tenures under the management of Colne and all staff dealing with the management of Colne’s estates, properties and communal areas.

3. Definitions

For the purpose of this policy, a pet is defined as any domesticated or tamed animal that is kept as a companion and cared for responsibly. Larger animals that would be deemed livestock and/or farm animals are not permitted in a Colne property.

Assistance dogs and pets for medical purposes are exempt. This includes, but is not limited to, hearing dogs, guide dogs and other sensory or assistance dogs.

The table below provides a list of pets for which permission is required and animals that are not permitted in a Colne property under any circumstances. This is not an exhaustive list, requests to keep animals not on the list must be made in writing.

Pets permitted	Animals not permitted
Cats	Cattle
Dogs	Goats
Guinea pigs	Pigs
Hamsters/ gerbils	Cows
Mice	Roosters
Rabbits	Horses
Chinchilla	Ponies
Ferrets	Donkeys
Non-poisonous snakes	Chickens
Exotic pets such as reptiles, lizards, and frogs	Any animal that is classed as wild or dangerous by law
Rats (pet/fancy)	Poisonous snakes, spiders, reptiles and insects
Tortoise/terrapin	Primates including all species of monkeys

The number of animals allowed to be kept will be considered subject to the type and size of property in question.

4. Aims and objectives

This policy sets out:

- To provide a foundation for a consistent and enforceable approach to pet ownership.
- To provide balance that ensures pet ownership does not infringe on the right of others to the peaceful enjoyment of their home.
- To provide residents with clear guidance on pet ownership, how to apply for permission and how permission can be revoked.
- To provide residents with information on what type of animals are acceptable as pets and in which properties.



5. Application and permission

How to apply

- All tenancy agreements issued by Colne Housing state that consent or permission is required to keep any pet. Customers who keep pets without consent may be subject to enforcement action, including eviction, if the tenancy is breached. Permission will only be considered where a pet application form has been completed by the tenancy holder.
- A new pet application form must be completed for each pet. This applies to both new pets and replacement pets (those that have been rehoused or which have died). The application should be submitted to the Contact Centre for consideration.
- All pets must be identified by microchip or tattoo and the identification details must be registered with Colne. Dogs must wear a collar and tag. Cats should be neutered.
- Dogs listed under the Dangerous Dog Act 1991 and any animals listed in the schedule of Dangerous Wild Animals Act 1976 may not be kept. This is to protect the health and safety of any residents and employees/contractors of Colne Housing who may come into contact with them.

Look after your pet

- Where permission is granted, tenants are responsible for the health and welfare of their pets. Under the Animal Welfare Act 2006, this is called a duty of care.
- This requires proper day to day management and care of the pet. If the resident(s) have any questions about the care of their pets they should contact their vet or suitable accredited animal welfare organisation. Routine healthcare must include regular control of parasites (fleas and worms), vaccinations and neutering where appropriate.
- When applying to keep a pet, the resident may be asked to provide the name of their vet and evidence from them that the pet is regularly treated.
- Under no circumstances will permission be given to breed or offer any animal for sale from a Colne Housing property.

Your responsibilities

- The control of pets and any pet visiting the property is the responsibility of the resident. If cats are allowed free access outside then steps must be taken to ensure they do 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 and disposed of in litter bins immediately.

- 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 details of the species to be kept.
- No pet should be left in the property unaccompanied. If a tenant is away, alternative care provision of the animal should be sought which will generally mean, not to remain in the empty property. However, there may be occasions when smaller pets can be looked after by a neighbour.

Permission

- If a number of other pets already exist in the property, permission will not be given where a new pet will affect their welfare. Health, safety and hygiene will all be considered. Too many pets in a property may also cause a nuisance to neighbours or damage the property.
- Consent will not be given where Colne Housing is not the freeholder and a Land Lease applies that precludes the ownership of pets.
- All prospective tenants will be advised of our pet policy when they view the property that they wish to move to. This enables them the opportunity not to accept the property if they want to keep a pet and it is unlikely that they will be given permission to do so.
- When advertising an empty property through a Local Authority, Colne will make clear whether a pet is permitted on the advertising information.
- Colne Housing will deal with requests to keep pets in line with this policy and each individual basis will be considered.
- Colne Housing's decision relating to the outcome of pet permission is final.

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Pet Application Form

6. Legislation

Listed below are the key acts and regulations that have been taken into consideration in the creation of the Pet Policy and its accompanying procedure.

- Housing Act 1985 and 1988
- Control of Dogs Order 1992
- Environmental Protection Act 1990
- Animal Welfare Act 2006
- Dangerous Dogs Act 1839 and 1991
- Dogs Act 1871
- Dangerous Wild Animals Act 1976
- Offences Against the Person Act 1861

7. Equality and diversity

Colne recognises the needs of a diverse population and always acts within the scope of its own Equality and Diversity Policy, the Human Rights Act 1998, and Equalities Act 2010.

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