

Policy Name:	Pets
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1. Introduction

1.1. Johnnie Johnson Housing recognises that pet ownership is a rewarding experience, bringing companionship, good health and social benefits to a growing number of people. Properly looked after and well behaved pets are welcomed within most communities. To encourage these positive benefits, we will generally allow responsible pet ownership where it is reasonable to do so.

2. Purpose of the Policy

2.1. The aim of this policy is to provide clear, firm and reasonable guidelines that allow a flexible approach to managing pet ownership in Johnnie Johnson Housing homes. This policy will seek to fulfil the following objectives:

- Promote responsible pet ownership.
- Safeguard animal welfare.
- Ensure fair and equal treatment.
- Reflect the views of our customers.
- Achieve good practice standards.
- Take a strong stance on enforcement.

3. Policy Scope

3.1. This policy covers all general needs, supported, older persons and lease hold accommodation.

4. Policy Statement

4.1. Well managed pets provide companionship, friendship and fun, which can help owners overcome feelings of loneliness, isolation and depression. They can give a reason to get up in the morning, a sense of purpose, something to think about and care for, all of which can be very fulfilling. Pets can provide opportunities to meet and talk to other people. This may be when walking a dog, visiting the vet, having visitors to the accommodation, or joining a specific pet-related club or association that can bring pet owners together. Tenants and Leaseholders should always seek and have received permission prior to keeping a pet.

5. Keeping Pets

5.1. Tenants will normally be allowed to keep pets in their home, as long as they are well cared for and responsibly kept. There are restrictions on the numbers and types of pets that can be kept – see Appendix 1

5.2. However there are exceptions and the property must be suitable for their needs.

5.3. Permission to keep pets will normally be required in JJH properties

5.4. Permission is also conditional on the pet being properly controlled and cared for. All dogs over the age of 8 weeks must by law be micro chipped

5.5. Tenants should keep rabbits and guinea pigs in gardens so a property without a private garden is not suitable. Communal gardens cannot be used for keeping pets

- 5.6. If the property is suitable, most domestic animals including cats, dogs, rodents, fish, caged birds such as budgies and parrots, and reptiles such as lizards can be kept
- 5.7. Tenants should keep pets securely where they cannot escape and make sure all animals have enough room for exercise
- 5.8. There are breeds of dangerous dogs which are illegal none of these breeds are allowed to be kept in our properties
- 5.9. Tenants must not keep any type of wild animals
- 5.10. Tenants must not keep any other animal which may be dangerous such as a poisonous snake or a poisonous spider
- 5.11. Other animals which must not be kept in Johnnie Johnson Housing homes include livestock
- 5.12. Tenants must not keep more than two cats or two reasonably sized dogs, subject to the size of their property. Tenants should seek permission if they want to have more than 2 of these small animals. All animals should have enough room for exercise
- 5.13. Commercial breeding in Johnnie Johnson Housing properties is not permitted
- 5.14. Tenants should be made aware that staff working for Johnnie Johnson Housing (or their subcontractors) should be shown a reasonable duty of care when visiting their property and that tenants are responsible for ensuring their pets do not cause a nuisance or are aggressive towards staff members. Staff can request that pets are kept in a separate room whilst a visit is being undertaken
- 5.15. Visitors with dogs are permitted provided no nuisance is caused and the visits are occasional.

6. Independent Living Schemes

- 6.1. Residents in independent living may keep well behaved pets, like any other general let tenants, providing that the pet does not cause a nuisance and written permission is given. See Appendix 1. We also require written confirmation from a tenant when they request permission that they have arrangements 'in place' to care for their pet if they became ill or went into hospital.

7. Pets and Adaptations

- 7.1. Prior written permission will be required for cat/dog flaps. Cat/dog flaps must never be installed where this would cause a fire risk, for example, in a fire door. Permission will not be given for hutches in communal areas. Pets may not be kept in garages. Any adaptation works may be subject to a re-charge repair as and when the property is vacated.

8. Pet Nuisance

- 8.1. Nuisance behaviour by a pet includes (this list is not exhaustive):
 - Roaming and unattended animals.

- Pets fouling in communal areas and in owners' gardens and this not being cleared up immediately.
- Pets fouling in neighbours' gardens.
- Excessive noise.
- Over-population of animals within a household.
- Unpleasant odours from pets.
- Aggressive animals.
- Fleas.
- Public health hazards.

9. Dealing with Pet Nuisance

9.1. Pet related nuisance can affect the quality of life for neighbouring residents and can also be a symptom of animal ill treatment.

9.2. In the vast majority of cases Johnnie Johnson Housing will try to resolve the issue informally after hearing both sides of the story. If this does not work then there are a number of more formal approaches Johnnie Johnson Housing can take such as:

- Mediation.
- Restricting the number of animals.
- Involving statutory organisations such as the Police or the Local Authority.
- Involving voluntary organisations such as the RSPCA.
- Serving an injunction to oblige the owner to start or stop undertaking certain actions or to remove the animal.
- Demoting or terminating the tenancy where tenancy conditions are breached.

Johnnie Johnson Housing will enforce the conditions within a tenancy agreement.

10. Equality & Diversity

10.1. Johnnie Johnson Housing will endeavour to treat everyone fairly, regardless of their race, colour, ethnic or national origins, religion or faith, gender, sexual orientation, disability, HIV status, age, marital status, or any other unjustifiable criteria.

11. Responsibilities

- 11.1. The Executive Director, is responsible for the overall implementation of this policy.
- 11.2. The Executive Director, is responsible for delegating the operational implementation of This policy to the appropriate staff member(s).

12. Review of this Policy

12.1. This policy is due for Review by January 2020.

Appendix 1 – Summary of Pets that Johnnie Johnson Housing allows

Written permission must be given to allow tenants to keep pets. Permission is also conditional on the pet being properly controlled and cared for. Tenants should keep pets securely where they cannot escape and make sure all animals have enough room for exercise.

There are restrictions on the numbers and types of pets that can be kept:

Permitted pets for Independent Living Schemes, studios/one bed flats:

- Small caged birds/small mammals (excluding rabbits and guinea pigs unless the tenant is subject to the sole use of a garden).
- Fish in an aquarium.
- Dogs (maximum of one)
- Cats (maximum of one)

Please note that in general needs studios and flats we reserve the right to refuse permission for dogs and cats unless you have a door leading directly to the street.

Permitted pets of two and three bed flats

- Small caged birds/ small mammals (excluding rabbits and guinea pigs unless the tenant is subject to the sole use of a garden).
- Fish in an aquarium.
- Dogs (maximum of one large or two small) subject to having a door onto the street.
- Cats (maximum of two subject to sole use of garden or max 1 if no use of a garden).

Permitted pets for houses:

- Small caged birds/ small mammals (excluding rabbits and guinea pigs unless the tenant is subject to the sole use of a garden).
- Fish in an aquarium.
- Dogs (maximum of one large or two small) subject to sole use of garden.
- Cats (maximum of two subject to sole use of garden or maximum of one if no use of a garden).

Permission to keep the following animals will not be granted under any circumstances:

- Dogs listed on the Dangerous Dogs Act.2014
- Livestock.
- Endangered species.
- Animals listed on the Dangerous and Wild Animals Act.

Appendix 2

Keeping a pet at an Independent Living Scheme or Leasehold property

If you want to bring your existing pet to one of our properties the first thing you need to do is let us know. Our on-site Independent Living

Coordinator/Scheme Manager is the best person to speak to about this. They will be able to help you with the process, explain pet ownership conditions and discuss any tenancy or lease restrictions with you. They will also be able to advise of any restricted communal areas that your pet may not be allowed in such as lounges, kitchens and guest rooms.

We will need to know some basic details about the pet, such as type, breed and size. This will help us both to work out if the property/building is suitable for your pet.

We look at a range of things when deciding if your home will be suitable for your pet:

- The size and positioning of your accommodation
- Your ability to care for your pet and meet its welfare needs

It is important we take these factors into consideration, as we have to respect the views of other customers living in our properties and to make sure we are both fully satisfied that the welfare needs of your pet are met.

Johnnie Johnson only allow domestic pets and do not allow pets that are listed under current legislation as prohibited, and where we find a property is not suitable for your pet, we do what we can to put you in contact with organisations who may be able to assist you with re-homing.

If we are happy that the property is suitable for your pet we will confirm our agreement with you in writing.

Ensuring your pet's wellbeing

The welfare of the pets that live with our customers is important to us and we expect the following things from responsible pet owners:

- Ensuring the conduct of your pet does not cause a nuisance or disturbance to others, failure to do so could result in action being taken against your tenancy.
- Registration at a vet.
- In the case of a dog that is aged over 8 weeks that it is microchipped.
- Alternative arrangements should you go on holiday or into hospital
- We highly recommend pet insurance

There are a range of organisations that can offer further advice about pet welfare and answer questions including your local vets and the RSPCA.

Appendix 3

Johnnie Johnson Housing Pet Agreement Form

Name of resident(s)	
Address	
Type of Pet: Breed: Age:	
Name of Pet	
Description of pet, if cat or dog	
Vet and healthcare details	
If a dog, microchipped number	

I am applying to Johnnie Johnson Housing to keep the above pet(s) and by signing this form I am agreeing to the following:

- To be responsible for and supervise the pet/s at all times
- To care for the pet and its health and safety and overall welfare
- To ensure the pet/s do not cause a nuisance to neighbours
- To ensure that any mess/fouling is cleared up immediately
- To ensure that the pet/s do not cause any damage in the property or communal areas.
- I agree in the case of a dog over 8 weeks old to have it microchipped.

I am aware that Johnnie Johnson Housing may take action against me if my pets cause a nuisance which could include the removal of the pet or my eviction. If I vacate the property I understand I must take my pet(s) with me and ensure that all items relating to the pet are removed and the property is thoroughly cleaned.

Signed..... Date.....

The Association has granted permission to keep the above pet

Signed:.....Position:.....

Date: