



## **Pet Policy**

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## 1. Policy

We appreciate the positive benefits to residents that can be gained through pet ownership. Responsible pet ownership can bring rewards of companionship and lowers the risk of social isolation.

The aim of this policy is to encourage and ensure responsible pet ownership in our properties and include:

- Encouraging responsible pet ownership
- Providing guidance to staff and residents when assessing whether to approve requests to keep pets, subject to specific obligations and requirements. Each request will be assessed on a case by case basis.
- Signposting residents to pet care advice and information from recognised animal welfare sources
- Prohibiting any breeding or business activity from the animal within NDH property
- Encouraging the permanent identification of pets.

## 2. Principles

The following principles will apply to this policy:

- It will be open, fair and transparent
- It will be reviewed every three years

## 3. Review

We will review this policy at least once every three years to ensure that it meets best practice guidelines

Alternatively, the policy and all associated procedures will be reviewed immediately following any relevant change to government policy, regulation or legislation.

The Neighbourhood Services Manager will be responsible for ensuring that policy reviews are undertaken, that appropriate consultation takes place and that revisions are reported to the Executive Team for approval.

## 4. Application

North Devon Homes' Executive Team will approve this policy and delegate responsibility to the Neighbourhood Services Manager to ensure that this policy is communicated and implemented.

## 5. Policy Statement

- 5.1 Residents will need to obtain consent from North Devon Homes before obtaining a pet.

The type of animals North Devon Homes considers reasonable include domestic cats, dogs, small domestic animals such as rabbits, hamsters, guinea pigs, mice, small birds such as budgies and canaries, fish, non-poisonous insects and spiders and non-poisonous snakes and reptiles under two feet in length (fully grown).

Some properties are not suitable for keeping certain types of animals. For example, North Devon Homes will not normally approve consent to keep cats or large or medium sized dogs in upper floors flats.

On ground floor flats we would expect the property to have its own door with direct access to a private garden, which is fenced at the residents cost, as part of any conditional consent given

- 5.2 Guidance from professionals such as vets, animal charities or the North Devon Council Dog Wardens will be taken in consideration, where necessary when assessing an application for a pet.
- 5.3 Any resident found neglecting or abusing their pet will be reported to the RSPCA.
- 5.4 Communal gardens are not suitable for keeping pets. Dogs must be kept on a lead in common parts and on land belonging to North Devon Homes.
- 5.5 All pets and other animals must be kept in an appropriate manner which is adequate for their needs and from which they cannot escape.
- 5.6 If any pet(s) and or/other animals(s) causes damage to the home / garden or nuisance or annoyance or danger to anyone in the neighbourhood, North Devon Homes will withdraw permission to

keep that pet(s) and/or other animal(s). If permission is withdrawn the animals must be removed within seven days.

- 5.7 Breeding and / or selling of animals, including non-commercial breeding is prohibited in the property.
- 5.8 Residents are encouraged to arrange for dogs and cats to be neutered to prevent unwanted animals.
- 5.9 In order to prevent sudden and unforeseen costs, we require that pets be insured as a condition of permission being granted.

## **6. Reasons for refusing permission to keep a pet or pets**

- 6.1 Permission will not be granted for a resident to keep a pet where we consider that the property is unsuitable.
- 6.2 Permission will not be granted if we consider the number of pets a customer requested is excessive and has the potential to cause a nuisance.
- 6.3 Permission will not be granted for cats or large or medium sized dogs in flats unless the property has its own front door with direct access outside to its own private garden.
- 6.4 We will consider any previous history of pet ownership the resident may have had when deciding whether to grant consent Permission may be refused where records show a previous history of neglect or cruelty; or instances of irresponsible pet ownership, such as failure to control or clean up after an animal.
- 6.5 Permission will not be granted if there are current rent arrears or outstanding recharges
- 6.6 Permission will not be granted where there is an ongoing Anti-Social Behaviour case.

## **7. Implementation**

The Neighbourhood Services Manager is responsible for ensuring that this policy is communicated and implemented.

## **8. Equality Impact Assessment**

- 8.1 Who has been consulted in developing the Policy?

Date	Consultation methodology	Challenge / impact / result

8.2 Identify potential impact on each of the diversity “groups”

Strand	No impact	Negative impact	Positive impact	Comments / evidence
Race				
Disability				
Gender				
Gender Reassignment				
Sexual orientation				
Religion or belief				
Age				
Rural issues				
Social Inclusion issues				
Pregnancy and maternity				
Marriage and civil partnership				

8.3 Does the Policy promote equality of opportunity?  
N/A

8.4 If “adverse impact” identified in the table above, please state how this policy addresses this.  
N/A

8.5 A full EIA is not required for this policy.

8.6 If suggestions for improvement have been suggested, what should the positive outcome be for North Devon Homes’ customers and stakeholders?

<b>Next review date</b>	
Every three years Next review date: July 2020	
<b>Author</b>	<b>Related Documents</b>

Lindsey Eastman <a href="mailto:lindsey.eastman@ndh-ltd.co.uk">lindsey.eastman@ndh-ltd.co.uk</a> 01271 312500	
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