



Funding
Affordable Homes
Housing Association Ltd

Pet Policy and Application Form

05.06.2024

Next review date: November 2027

This document is available in alternative format, for example easy-read, on request.

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1. Introduction

- 1.1 This Policy applies to residents living in Social Rented, Affordable Rented and Shared Ownership properties belonging to Funding Affordable Homes Housing Association Limited (FAHHA).
- 1.2 For the purposes of this policy, any reference to FAHHA will be the responsibility of FAHHA's managing agent who will carry out the initial assessment of any pet application and ensure that this policy is complied with.
- 1.3 For the purposes of this policy, any references to Occupant refers to both Tenants and Shared Owners.

2. Pet Policy

- 2.1 Any Occupant considering acquiring a pet will be required to request permission in writing prior to purchasing the pet. In considering the application FAHHA will take into account the following (*This is not an exhaustive list and other factors may come into consideration*):
 - The Occupant's willingness to sign a document to confirm they understand their responsibilities and the consequences for the behaviour of any pets owned by the or anyone living with them;
 - The suitability of your accommodation for the pet they would like to own;
 - Availability of a private garden or proximity of other exercise and toileting area;
 - Their ability to ensure the welfare of the pet including any previous issues with pets.
 - Local issues relating to pets and anti-social behaviour;
 - Any breaches of tenancy relating to noise;
 - Whether this is a temporary arrangement e.g. a family member is in hospital;
 - A high priority will be given for an assistance dog;
 - The number, type and size of the animals. FAHHA will only consider any of the following separately: One dog, two cats, fish or reptiles kept in a tank, small caged animals (such as rabbits, hamsters, or gerbils);and
 - Any excessive combinations of the above will not be considered due to the increased risk of nuisance to neighbours or damage to the property.
- 2.3 The Occupant will be required to provide an up to date copy of a Pet Passport if they want to keep a dog or cat in their accommodation.
- 2.4 Upon request the Occupant is to provide documentation of vaccination covering the period in which the Pet Passport is valid.
- 2.5 FAHHA encourages responsible pet ownership, in accordance with the Animal Welfare Act 2006 and hence will involve the RSPCA immediately where there are any suspicions of animal cruelty or neglect and encourages anyone who reports concerns about a pet to us, to do the same.

3. Your Responsibilities

- 3.1 You must keep animals in a reasonable manner and not allow them to cause a nuisance to anyone or cause damage to your home. You must not keep, or allow visitors to bring to
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your home, any livestock or animal classed as wild or dangerous in law. Visitors can bring animals to your home for temporary periods of time, as long as they do not cause nuisance to neighbours.

3.2 You must ensure the following at all times:

- The pet does not foul in communal areas, internally or externally;
- Adherence to any signs posted in the public and communal areas regarding animals;
- Should the pet foul in a communal area, or on your patio or balcony (if applicable), you remove the excrement from the area immediately and return it to its original state;
- All faeces/waste/bedding from pets shall be placed in sealed bags and disposed of appropriately/hygienically;
- The pet must be vaccinated and regularly treated for fleas and worms (if appropriate) and remain so throughout their time living in the property; and
- The pet will not interfere with or cause any additional work for FAHHA's employees or third-party contractors.

3.3 Any dogs or cats found, without a responsible person or on a lead, in the communal areas internally or within the grounds of the estate, will be considered a stray dog/cat. Stray dogs/cats will be reported to the local authority dog warden or local pet rescue centre.

3.4 We may ask you to keep animals in a separate room when we visit your home e.g. contractors visiting to carry out a repair. You and your visitors must keep dogs on a lead at all times in communal areas of our buildings and grounds.

3.5 Failure to meet these expectations may be a breach of your Tenancy Agreement

3.6 Before we grant permission, you will need to sign the Pet Agreement below. If we do not give permission, we will contact you to explain why.

3.7 Where we discover a pet is being kept without our knowledge, we may give permission retrospectively if other conditions for keeping a pet can be met.

3.8 If you feel we have refused a request for a pet unfairly, you can appeal by following our Complaints Policy.

4. Restrictions

4.1 We will not allow you to keep:

- Any animal listed in the Dangerous Wild Animals Act 1976 including large or venomous snakes and certain types of spider;
- Dogs listed in the Dangerous Dog Act 1991 Section 1;
- Farm animals e.g. sheep, goats, cockerels; or
- Bees.

4.2 You must not bury pets in any of the communal gardens.

5. What if there is a problem?

5.1 If there are problems with a pet in your home e.g. noise complaints, we will work with you to solve any problems in line with our Anti-Social Behaviour Policy.

5.2 If pets cause damage to your home, we will charge you for making good any damage caused by your pet.

- 5.3 We will ask you to rehome your pet(s) if:
- You are keeping pet(s) where we would not give permission or where we have refused your request;
 - Your pet is causing a nuisance and you are not working with us to resolve this;
 - Your pet is causing a nuisance and there are no further options to resolve this;
 - Your pet attacks or injures other animals or people;
 - Your pet is causing damage to the property or the condition of your property is unhygienic because of your pets; or
 - You have too many pets in your home.
- 5.4 If we ask you to rehome any pet, we will tell you why and discuss with you a timescale for you to remove the pet from your home. We will confirm our agreement in writing.
- 5.5 We expect you to engage with us and help resolve problems. We may take possession proceedings for breach of tenancy if you fail to put right any problems or fail to rehome your pet within a reasonable time.

6. Monitoring and continuous improvement

- 6.1 FAHHA will monitor the compliance of this policy during the quarterly monitoring meetings with the managing agent. This policy will be reviewed every three years or earlier in the event of legislative or regulatory changes.

7. Legislation and regulations

- Animal Welfare Act 2006
- Dangerous Wild Animals Act 1976
- Dangerous Dog Act 1999
- Anti-Social Behaviour, Crime and Policing Act 2014

Date of Board approval	Date of Review
05.06.24	

Pet Consent Request

Thank you for your recent request to house your pet at your property.

Should your request be approved you are required to ensure that the pet policy, enclosed with this form, is always adhered to.

Please complete this form for each pet, providing the type of pet (including breed, where appropriate) that you wish to house at your property and return it to the Property Manager.

Resident(s) Name.....

Resident(s) Property Address:

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.....
.....

Resident(s) Email Address:.....

Resident(s) Phone Number:.....

Type and Breed of Pet(s):

Name of Pet (s).....

Age of Pet(s).....

By applying for pet consent and agreement, I confirm;

I am the occupant of this property and reside here as my principal home.

I am the owner of the pet in question.

I also confirm that I agree to abide by the Pet Policy requirements at all times. Should my pet or I breach this policy, I may be in breach of the Terms of the Tenancy or Lease and may be requested to remove my pet from the development/property

Name (print).....

Signature.....

Date.....

