

Guidelines on Pets for Shared Owners

Approved pets will be registered on a Pet Agreement Form which buyers will have to sign and complete before they exchange contracts.

1.1 Permitted Pets

The following category of pets will be accepted regardless of Property Type

- Tanked Fish
- Two or Less cage rodents
- Non-venomous tank insects
- Non-venomous tank reptiles

1.2 Assistance Pets

Residents may require a pet for medical assistance, guided services or support e.g. a registered guide or hearing dog these may be kept regardless of the type of property.

buyer may need to provide evidence

1.3 Sole Use Gardens

A homeowner buying a house or bungalow and has their own self-contained garden can keep the following pets in addition to the list of permitted pets listed in 1.2:

- Up to 2 dogs or 3 cats or a mixture of each totaling up to 3 pets, i.e. 3 dogs are NOT permitted

The granting of permission for number of pets may also be determined by the type, size and ages of the pets as well as the size of the household and property however further permissions on particular circumstance will be granted at the discretion of management in such cases.

1.4 Flats & Communal Areas

Residents who live in:

- Flats
- Or do not have their own sole use garden and entrance door
- Or a Property with a communal entrance

Will only be permitted to keep the listed pets as quoted in 1.2

Pets must not be allowed into any of the communal areas unaccompanied and must be on a lead at all times. If the pet fouls or urinate in communal areas, corridors or shared gardens/yard it must be cleaned up immediately by the homeowner. The behavior of the pet is the homeowners responsibility and therefore they must ensure the pet is well behaved.

1.5 Unauthorised Pets Nuisance Animals

The buyer/homeowner is expected to make sure that their pet(s) do not cause a nuisance. The following are examples of nuisance behavior; however this is not a complete list;

- Aggressive animals
- Excessive noise e.g. dogs barking
- Pets fouling and/or urinating in communal areas and in owners gardens
- Pets fouling and/or urinating in neighbors gardens
- Roaming and unattended pets
- Over population of pets within a household

No pet should be left in the property when the resident 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. In the majority of cases Housing Services will aim to resolve complaints about nuisance pets informally and by agreement.

In some cases, this will not be possible and the following actions will be considered:

- Withdrawing permission to keep a pet(s)
- Involving (statutory) organisations such as the Police or the Council's Dog Warden
- Involving (voluntary) organisations such as the RSPCA
- Serving an injunction to make the owner start or stop doing certain actions or to remove the pet(s)
- Serving notice to end the tenancy if necessary.