

**Draft pets policy**

**HMAB 24 March 2021**

**Appendix 2: Extract of sections relevant to pet ownership in existing tenancy agreement**

There is no statutory definition of a "stray" dog. The RSPCA defines it as: "one that is in a public place and not under the charge of a keeper". Under the Control of Dogs Order 1992, all dogs on the highway must wear a collar with their owner's surname, address and contact details. As a result of the Clean Neighbourhoods and Environment Act 2007 local authorities in England are now solely responsible for dealing with stray dogs. Under the Animal Welfare Act 2006, owners have a duty of care to meet the needs of their pets. Telephone the council on 01509-634666 if you have any animal welfare concerns or need further guidance.

Due to the rural nature of much of the borough it can sometimes be that animals such as small livestock will be suited to a country location but would not be appropriate in a built up urban area. There may also be exceptions in relation to animal/pet permissions. Please seek advice from us.

- (iii) If you allow any animals/pets to foul any of our property including shared areas, footpaths, roads or play areas you must clean the affected area immediately.
- (iv) You must not breed any animals or birds that will be used for commercial purposes without our written permission. You may require licenses or further permissions from governing bodies in relation to some animals or birds
- (v) You may only build any animal enclosures with our prior written consent

We may withdraw permission if, for example: the enclosure is not maintained or is substantially changed in any way.

## **r) Animals/Pets/Livestock**

(i) You may only keep pets at the property with our prior written consent. You are responsible for your domestic pets in or around your home. You must not allow your pets to cause any nuisance, annoyance or danger to neighbours or visitors to your home. If permission is withdrawn for any reason you must remove the animal from the property immediately after permission is withdrawn.

We may withdraw permission if the pet/s cause a nuisance or are found to be intimidating, aggressive or dangerous.

You must not Keep any animal that has been classified as dangerous under the Dangerous Wild Animals Act 1976 unless you have both permission from tenancy services and a license from our Environmental Health Department

(ii) Prior to signing your new tenancy agreement you must advise us of any animals/pets that you already have so that we can advise on their suitability. The housing officer will raise this issue at the sign up meeting.

You must not Keep any of the four breeds named under section 1(1) of the Dangerous Dogs Act 1991, namely the American pit bull terrier, Japanese tosa, dogo argentinas and fila brasileiros.