BTC Pets Policy

1. Purpose and Scope

1.1 We recognise the benefits that responsible pet ownership can bring to residents. This policy clearly outlines where permission to keep a pet will be agreed, will not be agreed and the instances where permission will be withdrawn.

1.2 Our aim is to ensure that we encourage responsible pet ownership that mitigates nuisance caused to other residents and protects animals against cruelty. We also aim to ensure that pets are accommodated by considering the suitability of our existing housing stock.

1.3 This policy applies to residents living in accommodation that is owned or managed by Brockley Tenants Cooperative (BTC).

2. Granting of Permission

2.1 Members must ask for written permission for the keeping of any pet.

2.2 Permission to keep a trained assistance dog will always be given where the dog is placed with a disabled person.

2.3 Permission will be granted provided members sign a pet agreement and meet the considerations (type of animal, suitability of accommodation, responsible pet ownership) outlined in the table below:

Type of animal	**Suitability of accommodation**	**Responsible pet ownership**
Permission will be given for: Dogs ➢ If the dog is not listed under the Dangerous Dogs Act. ➢ Normally no more than one dog ➢ Whether the accommodation is deemed suitable	Permission will be granted if: ➢ The size and type of property is suitable for a pet. ➢ The size and type of number of communal areas. ➢ The size and species of the pet is suitable	We expect residents to engage in responsible pet ownership.

Cats ➢ Normally no more than two cats. Rabbits, Hamsters, Gerbils and other small animals ➢ Only one or two such animals Fish and small reptiles ➢ Permission will normally be given Permission will not normally be given for ➢ Snakes and large reptiles ➢ Budgerigars and Other caged birds ➢ Farm animals	for a particular type of property. ➢ Whether there are low numbers of pets in given block. ➢ The agreement of any neighbours who share communal spaces.	

3. Responsible Pet Ownership

3.1 We will make a considered judgement on whether we feel a resident is able to exercise responsible pet ownership and is continuing to do so by assessing:

- If the pet is properly trained/the resident has made provisions for training
- If it is suited to their lifestyle, environment and physical abilities.
- Whether the pet causes nuisance to neighbours as a result of being left alone for an extended amount of time.
- If the pet is allowed to roam on communal areas. This is particularly important to minimise nuisance and protect residents with allergies. Dogs must be kept on a lead when in communal areas. Pets should not be permitted on landings or balconies when the owner is not present.
- If there are dog and cat flaps that do not affect the doors fire safety.

In relation to dogs specifically:

- If the owner immediately cleans up any foul.
- If the dog has a collar and is microchipped.

- It is the responsibility of the dog owner to make sure their garden is 'dog-proof' so that the dog cannot get out and that disturbance from barking is kept to a minimum.
- Whether there is someone who can look after the pet if the owner is away or in the case of an emergency.

4. Withdrawal of Permission

4.1 Permission will be withdrawn if pets are deemed to be causing a nuisance. Examples of behaviour which causes nuisance includes (not exhaustive):

- Fouling and urinating in communal areas.
- Excessive noise. i.e. through dogs barking.
- Unattended pets.
- Aggressive pets.

4.2 In cases where an animal has been treated cruelly and/or has been neglected. We will report this to the RSPCA. Under the Animal Welfare Act 2006, pet owners must ensure that the basic needs of animals are met. This includes ensuring, for instance, satisfactory food and water is provided.

4.3 BTC will work with Local Authorities, the Police and agencies such as the RSPCA in instances where non permitted animals have been found to have been kept by a resident.

4.4 The breeding of animals is not permitted under any circumstances and will lead to the withdrawal of permission to keep a pet.

4.5 We will always seek to resolve complaints arising from nuisance informally in the first instance. If an agreement with the owner is not reached, we will consider the following:

- Withdrawing permission to keep a pet(s).
- Involving voluntary organisations.
- Serving an injunction or possession proceeding as an absolute last resort.

5. Right to Appeal

5.1 Residents have the right to appeal and must do so in writing to the Operations Manager within five working days of the decision.

5.2 Members may also appeal to the Management Committee.

6. Enforcement

6.1 If a resident is found to have a pet in their home without having first requested permission, they normally will be given the opportunity to request retrospective permission. If the pet has already been reported as causing a nuisance by neighbours, however, the resident will be asked to rehome their pet within 14 days.

6.2 Further tenancy enforcement action will be considered, if the resident fails to take the appropriate action to remove the pet from the premises. This includes injunction proceedings and/or the commencement of proceedings for possession.

7. Legal and Regulatory information

7.1 Listed below are the key Acts and regulations that have been taken into consideration:

- Animal Welfare Act 2006
- Dangerous Wild Animals Act 1976
- The Breeding of Dogs Act 1973
- Animals Act 1971
- Clean Neighbourhoods and Environment Act 2005
- Dangerous Dogs Act 1991
- Control of Dogs Act 1992
- Equality Act 2010
- Landlord and Tenant Act 1985
- Hexagon and BTC's tenancy agreements.

8. Policy Review

8.1 This policy will be reviewed in three years or sooner if there is a change in the legislation.

Policy/Procedure/Report	Pets Policy
Policy Group Approval	06.10.26
Management Committee Approval	03.11.26
Author: M Clare	For Discussion/Approval

Appendix 1

Permission to keep a pet form.

Residents Name			
Address			
Property Type (House/Flat)		Private Garden Area: (Yes/No)	
Does Permission breach a Head Lease or Estate Regulations such as Pet Free Estates		Detail any medical requirements for a Pet	
Type of ++Pet (Dog/Cat/Other – details)		How many will be kept in the property	
Breed of Pet			
Neighbourhood/ Retirement Housing Manager		Date Permission Granted	

Rules & Regulations

Residents must ensure:

- The pet does not cause any nuisance by making noise consistently at any hour of the day or night if e.g. it's left alone for most of the day.
- The pet is kept under control at all times i.e. the pet should not be allowed on communal areas unsupervised or without restraint/ harness.
- All fouling caused by the pet in communal areas e.g. urine and faeces, are all cleaned up and efforts made to prevent recurrence
- The pet does not cause any damage to the property and you agree to pay for any damages caused.
- The pet does not cause any harm or show aggressive behaviour to others.

Declaration I have read the Rules and Regulations above regarding keeping a pet and I agree to abide by them. I understand that breach of these rules and regulations will result in permission being revoked and BTC will take action to remove the pet from the home
Signed by Income & Housing Officer
Signed by Resident:
Date:-