

Pets Policy

1. Scope

- 1.1 This policy sets out Peabody's approach to managing pet ownership within our properties and the standards we expect of pet owners.
- 1.2 It is supported by a guidance note containing further information about the potential benefits of pet ownership, the legal powers available to respond to pet-related issues and details of organisations that specialise in animal welfare.
- 1.3 This policy covers all households living in properties owned or managed by the Peabody Group (excluding Town & Country Housing), including general needs, market rent, intermediate market rent, keyworker housing, leasehold, and shared ownership.
- 1.4 Decisions about pet ownership in sheltered housing will be made on a case-by-case basis by the scheme manager as outlined in section 7 of this policy.
- 1.5 Households should review the terms of their tenancy or lease to identify any restrictions which may take priority over this policy.

2. Aims and Objectives

- 2.1 The aims of this policy are:
 - To promote responsible pet ownership across Peabody communities in recognition of the benefits this may have for a household's health and wellbeing.
 - To ensure effective enforcement is in place to manage any issues concerning nuisance or safety arising from pet ownership.

3. Key terms and definitions

- 3.1 'Animal hoarding' involves keeping a higher than usual number of animals as pets without having the ability to properly house or care for them.
- 3.2 'Noise nuisance' is 'an unreasonable and significant emission of noise that causes significant and unreasonable interference with the use and enjoyment of your premises'.
- 3.3 We consider nuisance to include (but is not limited to) the following activities:
 - Fouling in communal areas
 - Excessive noise due to the volume, duration or time of day
 - Attacks on people or other animals
 - Causing a person to believe they might be injured due to an out of control pet
 - Failing to keep a dog on a lead in communal areas

4. Permission to keep a pet

4.1 Households have our permission to keep the following pets:

- Two dogs
- Two cats
- A reasonable number of small mammals and/or caged animals

4.2 Households must seek our permission to keep any additional pets above those permitted. We will make a decision about such requests on a case-by-case basis according to the circumstances of the household and nature of the property. This includes households who are moving into a Peabody property via transfer, decant or mutual exchange.

4.3 Assistance dogs, including guide dogs, are permitted in all circumstances. The owner of the assistance dog is responsible for ensuring that their dog is properly trained.

4.4 Under no circumstances are households permitted to keep the following as pets:

- Animals listed under the Dangerous Wild Animals Act 1976 (including large mammals, carnivores, larger or venomous reptiles, dangerous spiders and scorpions)
- Any endangered species
- Any hybrid between a domestic and a wild animal
- Bees
- Dogs listed under the Dangerous Dogs Act 1991 (i.e. Pit Bull Terrier, Japanese Tosa, Dogo Argentino, or Fila Brasileiro)
- Guard dogs
- Livestock (including poultry, horses and cattle)

4.5 We retain the right to withdraw permission to keep a pet where the pet has caused nuisance or we believe the owner to be showing signs of animal cruelty or neglect.

5. Responsibilities for pet owners

5.1 We expect all pet owners to behave responsibly by upholding the following standards:

- All pets must be kept in proper care, including a proper diet; protection from pain, suffering, injury or disease; the ability to exhibit normal behaviour patterns and a suitable environment to live with or apart from other animals; and are not left unattended for a significant amount of time.
- All pets must be kept under proper control and not cause a nuisance to other households. This includes dogs being kept on a lead in communal areas, not entering play areas and being under control when Peabody employees or contractors attend a property.
- No fouling in communal areas. Where fouling has occurred, the responsible owners must clean up immediately.

- Owners must actively seek to prevent unpleasant odours being emitted from their property due to their pet(s).
- Animals must not damage any Peabody property, including communal parts of the building and neighbouring properties. Owners may be recharged for any repairs which are needed as a result of such damage.
- All dogs over the age of eight weeks must be microchipped and wear a collar and tag in public.
- Animals must not be kept for the purposes of breeding or sale. Any offspring must not be kept for a period longer than eight weeks following birth.
- Owners must not hoard animals in their property.
- Owners must have suitable arrangements in place for looking after their pet during prolonged periods of absence.
- Cat or dog flaps must not be installed without our prior consent as these can compromise the fire safety of a property.
- Dead pets must be buried or disposed of in a responsible and safe manner.

5.2 Households are expected to uphold the same standards for any animals which are visiting their property.

6. Handling pet-related issues

- 6.1 We will work with households to address pet-related issues or any circumstances affecting the owner which have led to such issues. This may include referrals to specialist animal welfare organisations for information, advice and guidance.
- 6.2 Where a pet owner fails to engage with such efforts, or if the level of nuisance, cruelty or neglect is significant, we will take more serious action. This may include making a referral to the local authority and/or police, demanding the rehoming of the animal, or in some cases seeking possession of the property. Where a decision has been made to rehome an animal we will allow this to take place within a reasonable timeframe.
- 6.3 It is illegal for a pet owner to allow their dog to be dangerously out of control in a public place. This includes any incidents where injury occurs or there is a fear that an injury might occur. We will report all such incidents to the police and this may result in sanctions or criminal prosecution.
- 6.4 We will report any complaint of animal cruelty to the RSPCA and will report any stray animals to the relevant local authority.
- 6.5 We will investigate all issues relating to nuisance or anti-social behaviour in line with our [Anti-Social Behaviour Policy](#).

7. Pets in Sheltered Housing

- 7.1 Customers in sheltered housing must seek approval to keep any pet from the local Scheme Manager. Permission will be restricted to one pet per customer, unless there are exceptional circumstances for incoming customers.
- 7.2 Decisions will be made on a case-by-case basis according to factors such as:
- the customer's capacity to care for the pet;
 - the nature of arrangements for taking care of the pet in the event of a change of circumstance, such as hospital stay, move to other accommodation or a decline in health or wellbeing; and
 - any potential impact the animal may have on other customers or the environment within the scheme.
- 7.3 If the customer is dissatisfied with the outcome they should make an appeal to the relevant Team Leader or Service Manager.
- 7.4 Pet-related issues will be monitored locally and enforcement will be used to handle persistent or serious incidents.

8. Monitoring and continuous improvement

- 8.1 This policy will be reviewed every three years – unless legislation, business or sector developments require otherwise – to ensure that it continues to meet the stated objectives and take account of good practice developments.

9. Legislation and regulation

- Animal Welfare Act 2006
- Anti-social Behaviour, Crime and Policing Act 2014
- Dangerous Dogs Act 1991
- Dangerous Wild Animals Act 1976
- Dogs Act 1871
- Environmental Protection Act 1990
- Equality Act 2010

Related Documents:

- [Anti-Social Behaviour Policy](#)
- [Complaints Policy](#)
- [Hoarding Policy](#)
- Pets Guidance Note

Approval

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