

Pets Policy

Who does this policy apply to:	All tenants and staff
Review Date (minimum every three years)	This policy is due for review in August 2028
Policy Author/Reviewer and Job Title	Sally Rowe – Head of Housing

POLICY

Purpose and Scope of the Policy:

WFHA recognises the benefits that pets can offer to our tenants. However, we must also ensure that the keeping of pets does not interfere with the right for tenants to the quiet enjoyment of their home.

The association requires written permission of any intention to keep a pet subject to compliance with the following procedures, with the right to limit pets at their discretion. The exception to this will relate to small, caged birds, fish in tanks and any animal that is used for purposes of support. Any dangerous pets including reptiles, any species requiring live food and those who may cause damage to property will not be considered as suitable. (Appendix One)

We will treat any complaints regarding the pet-owners conduct seriously. We acknowledge that dogs causing nuisance or mess is one of the most common problems in the community. We will work with the local authority, if necessary to take legal action against dog owners who do not keep their dogs on a lead or fail to remove faeces.

We will do this by seeking a dog control order which was introduced by s.55- 67 of The Clean Neighbourhoods and Environment Act 2005 s.55-67 (CNEA) and the Animal Welfare Act 2006.

All other complaints may have the appropriate action taken, including referral to relevant authorities or agencies and in accordance with the Dangerous Dogs Act 1991.

Related Policies:

Allocations and Lettings
 Tenancy Guidance
 Health and safety
 Complaints
 Safeguarding
 Equality
 Risk and needs

Supporting Information:

www.respect.gov.uk (refer to Animal Nuisance)

www.defra.gov.uk (refer to Animal Welfare)

www.legislation.gov.uk (Dangerous Dogs Act)

<https://www.legislation.gov.uk/ukpga/2006> (Animal Welfare Act 2006)

Equality Impact Statement:

WFHA must ensure all individuals are treated fairly and in line with legislation relating to the nine protected characteristics identified in the Equality Act 2010 and with the Association's Equality policies and procedures. You must comply with the law and Association policies and procedures governing equality and diversity. The nine protected characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.

Document History:

Date of Last Review: August 2025

Date of next review: August 2028