

Forth Housing Association Limited

Pets Policy Summary 2022

Your guide to requesting permission to keep animals in your home
and the conditions of permission being granted.



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KEEPING OF ANIMALS

Tenants require written permission to keep a pet. Prior to permission being granted and prior to the tenant taking ownership of any animal, tenants are required to sign a Pet Ownership Agreement.

Type of Pets Allowed

- Cat
- Bird
- Dog
- Small animals (e.g. rats, hamsters, mice, degus)
- Rabbit
- Guinea pigs
- Ferret
- Chinchillas
- Exotic Pets
- Fish

Type of Pets Not Allowed

Animals not allowed include the following but is not exhaustive:

- Any mammal, bird or invertebrate that requires a license under The Dangerous Wild Animals Act 1976, The Dangerous Dogs Act 1991 and subsequent amendments of these acts.
- Any hybrid (a hybrid dog is not a breed, it is a mix of more than one purebred dog) of domestic dog and those identified in the Dangerous Wild Animals Act 1976 that requires licensing.

Further to this, Section 1 of the Dangerous Dogs Act 1991 prohibits four types of dog:

- the Pit Bull Terrier
- the Japanese Tosa
- the Dogo Argentino
- the Fila Brasileiro

It is a criminal offence for a dog owner to be in possession or custody of any of the listed dogs, unless a certificate of exemption is in force.

- Any hybrid of domestic cat and those identified in the Dangerous Wild Animals Act 1976 that requires licensing.
- Any type of farm animals e.g. chickens, goats, pigs, horses.
- Any type of bird of prey e.g. Kestrel, buzzard, owls.

- Primates including all species of Monkeys.
- Any animal that requires external kennels, runs, and aviaries, with the exception of guide dogs or assistance dogs.

The number of animals allowed to be kept in an Association property will be considered subject to the type and size of property in question:

Tenants will be permitted to keep:

- a maximum of 2 dogs or 2 cats in a flat (or 1 of each pet), regardless of the size of property. Visitors pets are not included but 'visiting pets' (pets which are looked after by the tenant on behalf of their owner, whilst at work) are included.
- In addition to 2 dogs or 2 cats, a maximum of 2 smaller animals e.g. birds, hamsters, rabbits, taking into consideration section 5.12 of Forth's Scottish Secure Tenancy Agreement.
- A maximum of 2 fish tanks will be considered subject to the type and size of the tanks in question.
- Hutches will not be permitted in communal/shared gardens.

Registered guide dogs and assistance dogs are protected under the Equality Act 2010 and are allowed into public places. Registered guide dogs or assistance dogs are not pets however the Association may require to limit the overall number of animals kept within a property.

Emotional support animals will be considered as pets until such time as legislation is brought in to amend this position.

Conditions for permission

In order to receive permission to keep a pet, tenants must agree to the follow conditions:

- Any tenant who exceeds the number of pets permitted which includes 'visiting pets' will have enforcement action taken against them.
- Tenants are required to receive written consent from Forth Housing Association, prior to taking ownership of any animal. As part of the tenancy agreement, tenants agree to make good any damage caused to the property by their pets.
- Tenants are required to complete an application form requesting permission to keep a pet.
- Tenants are required to complete an application form in relation to service dogs.

- Prior to permission being granted and prior to the tenant taking ownership of any animal, tenants are required to sign a Pet Ownership Agreement or a Service Dog Registration.
- Tenants are required to comply with the conditions of the Litter (Animal Droppings) Order 1991, the Control of Dogs Order 1992, the Clean Neighbourhoods and Environment Act 2005, and the Animal Health and Welfare (Scotland) Act 2006.
- Breeding of animals will not be permitted.
- Cats must be neutered.
- The control of pets and any visiting pets are the tenant's responsibility.
- If cats are allowed free access outside then the tenant must take steps to ensure that the cats are litter trained in order to help reduce defecating outside and they do not cause a nuisance to your neighbour.
- Dogs must always be kept under control and on a lead when in communal areas within Forth's development.
- Dogs must never be allowed outside the property on their own, this includes communal areas. Faeces must always be removed immediately.
- Registered guide dogs or assistance dogs are service dogs not pets, therefore tenants will be asked to respect this and not allow their dogs to encroach the service dogs space.
- Exotic pets must be kept in suitable environments and not allowed to escape from the tenant's property e.g. into the common close, drainage systems etc
- No pet should be left in the property when the tenant is away for more than 24 hours. In general, this will require the pet to be boarded elsewhere.
- No pet flaps will be permitted to be installed in windows, doors or the fabric of the building.
- To comply with current legislation dogs must also wear a collar and identification tag with the owners up to date contact details provided when in communal or public areas.
- Tenants are required to comply with the conditions of The Microchipping of Dogs (Scotland) Regulations 2016 which requires every keeper of a dog which is over the age of 8 weeks to ensure it is microchipped.

Complaints and Removal of Pets

Where the Association is in receipt of complaints, tenants will be given the opportunity to rectify the problem, prior to any decision being taken to rehome the animal concerned.

Where the Association is in receipt of complaints regarding the keeping and or supervision of animals, the tenant may be required to rehome their pet if the complaints are consistent or justifiable.

Where the animal, or the keeping of the animal, is causing a deterioration of the property, tenants will be required to take appropriate action to rectify the damage, and take appropriate steps to prevent further deterioration to the property e.g. pet behaviour classes at the tenant's expense.

Further Advice

If you have any queries regarding the Pets Policy please contact your Housing Services Officer on 01786 446 066 to discuss or email us via info@forthha.org.uk