



## PETS POLICY

Ottery Feoffee Charity has this policy so that our residents understand our approach to keeping pets in their homes. This policy reinforces the provisions in our Residents Handbook.

Our aim is to encourage responsible pet ownership and to prevent residents from allowing their pets to cause a nuisance and annoyance to others. We will achieve this by:

- Limiting pet ownership according to the property type occupied.
- Having a clear and simple process for residents to make a request to keep a pet.
- Communicating information on responsible pet ownership.
- Taking action when residents do not comply with their tenancy conditions.

We want all residents to enjoy living in their homes and we recognise the benefits that responsible pet ownership can bring. However, we must ensure that controls are in place to prevent irresponsible pet ownership which can cause suffering to animals and a nuisance or annoyance to others.

**Residents who wish to keep a pet must ask our permission first, providing details of the pets they wish to keep.**

### PERMITTED PETS

In line with our tenancy conditions, we will only allow residents to keep pets that we regard as suitable and in such numbers that we consider reasonable for the accommodation in question.

We will only allow residents to bring pets with them when moving into the accommodation as discussed during the interview process.

### CATS

An indoor cat or house cat is permitted per property but must not be allowed to roam in any indoor or outdoor communal areas or to cause a nuisance.

### OTHER ANIMALS

Small domestic pets such as hamsters, caged birds, and fish are permitted to be kept.

Exotic or wild animals are not permitted to be kept.



## **RESIDENTS RESPONSIBILITIES**

Any permission to keep a pet is subject to the following conditions and responsibilities.

Residents:

- Must ensure the health and welfare of their pets at all times
- Must comply with all legal obligations relating to the ownership or control of their pets and not keep any breed banned by law
- Are also responsible for the behaviour and control of any animal they own or those owned by visitors to their home
- Must not allow their pets to cause a nuisance or annoyance to others or cause damage to the property.

Visitors with dogs must not exercise their dogs on the Feoffee Charity grounds or communal areas and must not be allowed to cause a nuisance to others. All dogs must be kept on a lead at all times when taken through the communal grounds and must not be tethered to any land owned by Ottery Feoffee Charity.

Residents must not keep any pets on balconies or communal walkways.

Residents must not undertake the following activities from their homes:

- breeding of animals
- sale of animals
- hoarding of animals - This involves keeping an excessive number of animals as pets without having the ability to properly house or care for them.

## **DEALING WITH NUISANCE FROM PETS**

We will take appropriate action when residents do not comply with these conditions or their obligations and responsibilities as a pet owner.

Pet nuisance includes but is not limited to the following: allowing pets to roam unattended; fouling; noise; smells; damage caused by animals; injuries caused by animals; and aggressive animals.

We aim to resolve problems informally and by agreement however where the problem is serious or persistent, we may take legal action to enforce our tenancy or lease conditions and remove the pet or animal from the property.