



Pet Policy

ACTION	Details
Version	V2
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Related Documents

- Tenancy agreement
- Complaints Policy
- Lease Agreements
- Tenants Handbook
- Anti-social Behaviour Policy

Legislation

The Animal Welfare Act 2006 has a code of practice to protect the welfare of animals. We encourage our residents to be responsible pet owners and protect the wellbeing of their pets.

The Dangerous Wild Animals Act 1976 ensures that individuals who keep wild animals do so in a way that minimises the risk to the public. The act states that no person may keep any dangerous wild animal except under the authority of a licence granted by Enfield Council as the local authority. Enfield Council will hold the licence and may enter the premises where the animal is being kept at all reasonable times to determine whether an offence has been committed in violation of the act.

The Dangerous Dogs Act 1991 (as amended 1997) was introduced in response to serious injury and death from Dog attacks. The Act makes it illegal to keep or breed a banned Dog, the Police or the Enfield Council Dog Warden can take away and keep any banned Dogs.

Purpose

Enfield Council acknowledge the importance of pets in the lives of some residents. We recognise that owning pets can be truly life enhancing and bring a great deal of pleasure and enjoyment to residents. We also recognise that in the case of vulnerable residents, owning a pet can have a positive impact on their health and well-being and improve their ability to live independently.

We will support residents in being responsible pet owners and therefore will not impose unnecessary restrictions on pet ownership. Equally, we recognise that pets that are not suitable for the home and/or not looked after or controlled properly may cause nuisance and disturbance or pose a risk to neighbours. This policy seeks to address this delicate balance.

Policy Statement

This policy sets out Enfield Council's approach to managing pet ownership within our homes. This policy covers all Resident and persons living in properties owned or managed by Enfield Council. Assistance and guide dogs will automatically be permitted without the need for official consent.

The tenancy agreement gives resident the right to keep one pet or animal such as a cat, a dog, small bird, fish as well as non-poisonous insects, spider, small snakes or lizards. All residents must inform Enfield Council of any pet that you have or wish to have in the property. Residents are not permitted to breed or have multiple pets that unless permitted.

Definitions

'Animal hoarding' is keeping a higher than usual number of animals as pets without having the ability to properly house or care for them.

'Noise nuisance' is 'an unreasonable and persistent emission of noise that causes significant and unreasonable interference with the use and enjoyment of your premises'.

Enfield council considers pet 'nuisance' as (but is not limited to) the following:

- Fouling in communal areas
- Excessive noise due to volume, duration or time of day (Persistent)
- Attacks on people or other animals
- Causing a person to believe they could be injured due to an out of control pet
- Failing to keep a pet controlled in the communal areas eg ensuring dogs are kept on a lead as per the terms of tenancy

Our Policy

Enfield council is aware that there will be residents living in our properties have pets without permission. We will give implied permission, unless we receive complaints that the pet is causing a nuisance. This is in line with our tenancy agreement conditions. In this event we will contact the owner, investigate, and decide on the outcome. Outcomes could include:

- Asking you to rehome your pet
- Asking you to obtain a more appropriate pet for the size and nature of your property
- Referral to another agency e.g., the police or animal protection body
- Legal proceedings
- No further action

Implied permission will be for the following, one pet or animal such as a cat, a dog, small bird, fish as well as non-poisonous insects, spider, small snakes, or lizards. Assistance dogs, including guide dogs, are allowed in all circumstances. The owner of the assistance dog is responsible for ensuring that their dog is properly trained.

Residents are required to ask permission to keep any additional pets above those permitted. We will decide for any requests on a case-by-case basis according to the circumstances of the household and nature of the property. This includes residents who are moving via transfer, decant or mutual exchange.

In mixed tenure blocks, the terms of the Head Lease will take precedence over the tenancy agreement/sub lease.

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

- Animals listed under the Dangerous Wild Animals Act 1976
 - Large mammals
 - Primates
 - Carnivores
 - Larger or venomous reptiles
 - Dangerous spiders
 - Scorpions
- Any endangered species
- Any hybrid between a domestic and a wild animal
- Bees
- Dogs listed under the Dangerous Dogs Act 1991
 - Pit Bull Terrier
 - Japanese Tosa
 - Dogo Argentino
 - Fila Brasileiro

Enfield council reserves the right to withdraw consent for keeping a pet where it is evidenced that the pet has or is causing a nuisance as defined in this policy. We also reserve the right to withdraw consent where there are signs of animal cruelty or neglect.

Owners Responsibility

All pet owners are expected to act responsibly and be responsible pet owners. The following standards will apply

- All pets must be kept under control and not cause a nuisance to other households. Including dogs being kept on a lead in communal areas and not entering play areas.
- Dogs must be under control when any Enfield Council representative 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 coming from their property due to their pet(s).
- Animals must not damage the property, including communal parts of the building and neighbouring properties. Owners may be recharged for any repairs which are needed because of such damage.
- Animals must not be kept for the purposes of breeding or sale.

- Owners must not keep an excessive number of 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.

All visitors to resident's properties are required to adhere to the same standards

Sheltered Housing and Pets

Residents in our sheltered housing accommodation are allowed a pet under the same terms as the tenancy agreement. However, residents who have an older pet are asked that when the pet has passed away, they do not get another one. All residents sign a pet responsibility form when they move into the scheme detailing who will take care of the pet if they are admitted to hospital, move to a care home or sadly pass away. Resident must be able to meet the following conditions:

- the resident'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
- the nature of the property such as size and layout and the household's circumstances
- pet should be on a lead in communal areas, and they are to pick up after their dog in communal areas /gardens.

How we will address pet related issues

Enfield council is aware that pets are important to our residents and therefore we will work with our residents on any pet related issues. This could include referrals to specialist animal welfare organisations for advice, support, and guidance.

If we are unable to make contact or engage with the pet owner where issues have been raised, or if there are clear signs of cruelty/neglect we will take more serious action. This could include working with our environmental services or the police, demanding the rehoming of the pet or animal and in some cases seeking legal actions such as injunctions, CPW, CPN or possessions proceedings.

If an agreement is made for the rehoming of an animal, then we will allow a reasonable time for this to take place – no more than 28days.

Enfield Council has a duty to report any complaints of animal cruelty to the RSPCA and any stray animals will be reported to the dog warden service.

Equality and Diversity

Enfield Council respects our residents and their individual differences. We ensure that any resident that has contact with Enfield Council has access to the same standards being treated with fairness and respect.

This Policy can be translated into alternative formats including Braille, large print, audio and languages.

This policy allows all residents to own a pet if they adhere to and meet the criteria set out in this policy meaning residents with protected characteristics are and will be treated fairly

Resident consultation

This policy was shared with our resident Customer Voice Panel

Monitoring

We will monitor this through performance measures to establish this policies effectiveness. This will include pet related nuisance and satisfaction with case handling and case outcome in line with the regulators Tenant Satisfaction Measures.

Communication

This Policy will be published on our website and internal website.

Review

This policy will be reviewed every 2 years unless there are any significant legislation changes between each review period.