

## **Keeping Pets in a Magenta Living Property**

### **Introduction**

We allow you to keep pets where you have the facilities to look after them properly in most circumstances. However, irresponsible pet ownership can cause suffering to animals and nuisance to neighbours. So we must include rules to control pet ownership in the tenancy agreement.

### **The Animal Welfare Act 2006**

There are laws to make sure that if you keep a pet you care for it properly. This means making sure the pet has a suitable place to live, is given the right food to eat and is protected from pain, suffering, injury and disease.

Any tenant neglecting or abusing their pet will be reported to the RSPCA.

- You may not keep any animal that would require a license under the Dangerous Wild Animals Act 1976.
- You may not keep any breed of dog banned under the 1991 Dangerous Dogs Act.
- You may not keep birds of prey.
- If you think a pet is being deliberately mistreated, you should report your concerns to the RSPCA Animal Cruelty Hotline – 0300 1234 999.

### **The latest tenancy agreement and pets policy includes the following:**

#### **Permission:**

Permission is not required for small fish, birds or mammals which are housed in cages, bowls or tanks inside the home. Permission is required for all other pets.

#### **Factors we consider when you ask permission to keep a pet or pets**

- The type of property you live in and the facilities available to you.
- The size of your garden or whether you have suitable open space nearby.
- The breed, size and number of the pets you are asking permission to keep.
- We will limit the number of dogs to two.
- We will limit the number of cats to two.
- In flats:

\*Whether the number of pets you want to keep is appropriate to the size of the flat and the facilities available. (We do not grant permission to keep dogs and cats in high or low rise flats with communal entrances with the exception of guide or assistance dogs.)

#### **Keeping Dogs**

- We do not allow dogs to be kept in low rise or high rise flats with a communal entrance.
- There is a limit of a maximum of two dogs in any property but space may mean permission is not granted or permission is granted for one only.
- We strongly encourage you to have your dog permanently identified by microchip.
- When outside the property, the dog must wear a collar & tag with your name and address clearly inscribed to comply with current legislation.

- Dogs must always be kept on a lead in communal areas, including gardens, and must not be allowed to roam in public spaces.
- You must keep your dog under control at all times and make sure it does not cause a nuisance or distress to others.
- All reasonable steps must be taken to ensure dogs do not do not defecate in communal areas, including grassed areas of an estate.
- All dog faeces must be cleared up immediately and disposed of hygienically.
- When Magenta staff or contractors are present at a property dogs should be kept under control. Ideally they will be secured in another room for the duration of the visit or whilst work is undertaken.

**You must not:**

- Breed or board dogs on our property;
- Chain or tether dogs in any communal area;
- Leave your dog alone for long periods of time.

**Keeping cats**

- We only allow cats to be kept in accommodation with direct access to an outside space. Permission will not be granted for cats in properties with a communal entrance.
- There is a limit of a maximum of two cats in any property but space may mean permission is not granted or permission is granted for one only.
- We encourage you to have your cat permanently identified by microchip.
- We strongly encourage you to neuter your cats.
- You must take reasonable steps to prevent your cat from causing nuisance.

Some existing customers, who live in properties with a communal entrance, may have previously been given permission to have a cats or dogs. In this situation Magenta Living will allow the pets to remain for the duration of the pets life on the provision the pet in question is not a cause of nuisance or annoyance for anybody living in the vicinity.

**Keeping small mammals**

- In the case of very small animals such as rats, mice, gerbils and hamsters, you must limit them to manageable numbers, and make sure they are suitable for their living conditions.
- In the case of rabbits and guinea pigs, you should normally keep them outside the home. You must have access to an outside space where you can put a secure exercise run away from prolonged direct sunlight and safe from predators.
- You must avoid letting your pets breed by keeping same-sex or neutered animals.
- You must keep their home free from excess droppings.

**Keeping caged birds**

- You can keep small caged birds in the home provided their cage is large enough to allow them to spread their wings fully in any direction and they have enough space to perch.
- Ideally you should also let them exercise outside the cage, provided they can't escape.
- You must keep their home free from excess droppings.

### **Keeping aviary birds outside**

- You must write in requesting permission and outline how you will prevent potential nuisance to people living nearby, for example early morning noise, or rodent infestation.
- You must also outline the details of the proposed structure with dimensions and enquire as to planning permission if this necessary. Your neighbours will be surveyed and any objection to the aviary will result in permission being denied.
- Permission will not be granted for racing pigeons or show pigeons that require exercising outside of the loft.

### **Keeping reptiles and spiders**

We don't encourage you to keep these types of animal in a Magenta Living property because they need specialised care and living conditions.

- If you wish to keep a reptile or spider in the home you must show that you know how to meet the care and welfare needs of the animal, including providing a suitable environment. Any animal that would require a license under the Dangerous Wild Animals Act 1976 is not permitted. Permission will not be granted if, in the opinion of the housing officer, the pet will pose a safety risk to the household or neighbours should it escape.

### **Keeping chickens or other fowl and other livestock**

- We will consider applications in respect of chickens, ducks and geese but no other livestock. Permission will not be granted for micropigs.
- We will limit the number of chickens or fowl you keep.
- You must not keep cockerels on Magenta Living property.

### **Nuisance and enforcement**

Nuisance in relation to pets will be addressed in line with the anti social behaviour procedure.

### **Straying and fouling**

If you allow your pet or pets to roam and stray unattended, or allow them to foul and do not immediately remove and dispose of the mess you will be advised that improvements must be made. If improvements are not made you may have to re-home the pet. If the pet is not re-homed we may pursue an Injunction to prevent you from having a pet or you may face possession proceedings to end your tenancy.

### **Excessive noise**

If pets, in particular dogs, cause noise nuisance by barking, howling or scratching, then you must take all reasonable steps to reduce this. You can get help and advice from a vet, dog warden or other appropriate expert. If the problem persists, we will take action for breach of the tenancy agreement and you may have to re-home the pet. If the pet is not re-homed we may pursue an Injunction to prevent you from having a pet or you may face possession proceedings to end your tenancy.

### **Flea and vermin infestation**

All tenants must keep their home clean and tidy so as not to cause a nuisance or endanger health. If you fail to keep your home clean, tidy and free from animal mess, fleas or vermin, you must rectify this immediately and seek any help you need. However, if the problem persists, we will take action for breach of the tenancy agreement and you may have to re-home your pet. If the pet is not re-homed we

may pursue an Injunction to prevent you from having a pet or you may face possession proceedings to end your tenancy.

**Other activities that breach the tenancy agreement include:**

- Allowing pets to wander unattended in communal areas, landings and walkways;
- Failing to keep pets under control in the property when Magenta living employees or contractors are present at the property.
- Tenants will also be held responsible for the behaviour of any pets brought into their homes or neighbourhoods by their visitors.

All tenants who choose to keep pets take full responsibility for their care, welfare and behaviour. You are responsible for ensuring your pet does not cause nuisance to others or break the terms of your tenancy agreement or any other legislation. Anyone who knowingly does not look after their pet properly is committing a criminal offence (The Animal Welfare Act 2006).