

## PET POLICY

### General Conditions

1. Tenants may keep pets provided that:
  - are suitable for the premises that they occupy, as approved by AHA;
  - the facilities required do not unduly reduce the space required for the primary use of the premises as a dwelling;
  - the necessary licence or permission is obtained from the appropriate authority where such a licence is needed to import or keep the animal (such as certain exotic pets);
  - the pet is not listed as dangerous, nor considered dangerous by any of the animal welfare agencies from whom AHA seeks advice;
  - the tenant does not owe AHA any money; has not fallen into rent arrears in the last three months; and more generally has maintained a payment record that does not give rise to concerns that they will be unable to afford to keep a pet;
  - if the animal is under 6 years of age it has been micro chipped, if applicable;
2. Pets shall not be kept, bred or used for any commercial purposes. All cats, dogs etc. must be spayed or neutered.
3. Pets must be confined to the pet owner's property and must not be allowed to roam free or be tethered outside or inside common areas. Pets must not be left unattended on balconies. Tenants who do not have an independent entrance to the property, will not be granted permission to accommodate cats, dogs or animals requiring an outside space.
4. Individuals who walk pets are responsible for immediately cleaning up after their animals and discarding securely and hygienically bagged pet droppings either in designated bins or by taking bagged droppings home for disposal. Cat litter must not be disposed of in any toilet.
5. Pets in transit are to be carried, restrained by a lead or placed in an animal carrier.
6. Pet owners are responsible for any damage caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy such damage is also the responsibility of the pet owner.
7. No pet shall be allowed to become a nuisance or create any unreasonable disturbance.

For instance:

- pets whose behaviour causes personal injury or significant property damage;
  - pets who make a noise continuously and/or incessantly for a period of ten minutes or intermittently for more than 1 hour to the disturbance of any other residents at any time of the day or night;
  - pets in common areas who are not under complete control of the pet owner and on a hand-held lead of no more than six feet in length or in a pet carrier;
  - pets who relieve themselves more than once on walls or floors of common areas;
  - pets who cause damage to the internal areas of the property including flooring and common areas;
  - pets who exhibit aggressive or other dangerous or potentially dangerous behaviour
  - pets who are conspicuously unclean or parasite infested.
8. Tenants are responsible for the pets of guests who visit their flat. Such pets are subject to the same restrictions as pets belonging to tenants. No pets of guests can stay in a flat for longer than 1 night without prior written consent from AHA.

#### **Breaching Conditions**

9. AHA will withdraw its consent for any pet if any of these conditions are breached, or where:
- the keeping of such pets results in any breach of the Tenancy Agreement; or where
  - it can be proven that the animal has been subject to cruelty or neglect.
10. AHA may impose conditions on the keeping of any pet in the interests of the animal's welfare.

#### **Applications to Keep a Pet**

11. Individuals who wish to keep a pet must complete an application form and send it to AHA. The application form is available from the AHA office
12. For the avoidance of doubt, the decision as to whether or not a tenant or partial owner can accommodate an animal rests with the AHA. When applying the Pet Policy on a case-by-case basis AHA will have regard to advice given by vets and animal welfare agencies, but will not be bound by it.

#### **Note:**

Alderney Housing Association having taken guidance and can provide a list of dog breeds that are deemed suitable to be kept in AHA accommodation. Should you apply to keep a breed of dog that does not appear on this list, please be advised that it is highly unlikely that permission will be granted.