



# PETS GUIDANCE FOR TENANTS

**Freebridge understands the positive impact of owning a pet.**

**The majority of pet owners are responsible and provide good care for their animals.**

**Irresponsible pet ownership can cause nuisance, anti-social behaviour, damage to the property and affect the welfare of the pet.**

**We have a few words of advice about pets in your home and communal areas and the pets of visitors to your property.**

**Hopefully this guidance will answer any questions you have, but if you need further help please contact us before taking ownership of a pet.**

## **PERMISSION**

You do not require our permission to keep a pet in your home, except where your home is a flat or has a shared hallway.

There are exceptions to these principles, these are for assistance dogs where:

**The Equality Act 2010 states** – it is a legal requirement of this act that Freebridge cannot discriminate against a disabled person, and this includes discrimination against a person with an ‘assistance dog’.

Examples of assistance dogs can be: guide dogs and hearing dogs for people with sensory loss; dogs to support people with disabilities; and they must be allowed under the terms of his act.

No permission will be given to any pet that falls under the following Act’s:

**The Dangerous Dogs Act 1991** – it is an offence to keep specific breeds of dogs, and Freebridge will not grant permission for these to be kept.

The Dangerous Wild Animals Act 1976 - ensures that where private individuals keep dangerous wild animals they do so in circumstances which create no

risk to the public and safeguard the welfare of the animals. Licences are required from the local authority for any animal which appears on a schedule to the Act. Freebridge will not grant permission for these types of animal to be kept.

If you are considering breeding and selling animals, you must ask for permission and contact the Animal Licensing Team at the Borough Council.

## **BEHAVIOUR**

You, your household and your visitors must:

- Keep all animals under control at all times
- Not allow any animals to be a nuisance or danger to neighbours or to any visitors of your home
- Ensure that your dog is kept on a lead and is accompanied by you or a responsible member of your household when away from your home
- Not allow your dog to foul any garden or any shared area such as gardens, area where children may play, balconies, walkways, footpaths or staircases
- Not build an aviary or pigeon

loft in your garden without our permission

- Not dig a fishpond in your garden without permission

## **DAMAGE CAUSED BY PETS**

Tenants must ensure their pets do not cause damage or deterioration to their own, neighbours', or any other Freebridge owned land or property. This includes damage caused by pet fouling. We will require that any such damage is either made good by the tenant, or treated as a rechargeable repair.

## **WELFARE**

Pets must not be left for long periods of time without adequate care arrangements in place.

If you are going away, you must make proper arrangements to care for your animals.

If it has been found that a tenant has neglected a pet's welfare, or mistreated or caused unnecessary suffering to an animal, then Freebridge will notify the appropriate authorities.

Where concerns about the welfare of an animal are brought to the attention of Freebridge by a third party, the person reporting will be advised to notify the appropriate authorities.

## **The Control of Dogs Order 1992-** states:

That any dog in a public place must wear a collar with the name and address (including postcode) of the owner engraved or written on it, or engraved on a tag.

## **CONDITIONS**

If we feel the number of animals kept at your home is unreasonable or that the manner in which animals are kept at your home is unreasonable we may tell you to remove some or all of them immediately or permanently

## **SECURITY**

It is your responsibility to ensure that your garden is secure to prevent your pets from escaping.

## **LEGAL ACTION**

Legal action, in the form of a Court Order requiring a tenant to cease keeping the animal, will only be taken as a last resort where a tenant has refused to co-operate to address concerns in relation to a pet; or where a problem cannot be managed and no other course of action is available.

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**Office Opening Hours:**  
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8:45am - 4.45pm (Fri)  
Bank Holidays, Saturday and  
Sunday Closed

**Out of Office Hours:**  
The main telephone number  
(03332 404 444)  
will divert to our 24 hour  
emergency service.