



**Angus
Housing
Association**



PET OWNERSHIP TENANT GUIDANCE

The Association promotes all residents' right to enjoy their home and try to ensure that everyone (dog owners and non-dog owners alike) can benefit from living in cleaner, safer and healthier surroundings.

Written permission from the Association to keep any uncaged domestic animal, such as a dog or cat is no longer required. However, tenants must adhere to the Associations Guidance on Pet Ownership and there are limits on the number of dogs or cats tenants can keep.

 **0345 177 22 44**

 **admin@aha.org.uk**

 **www.angusha.org.uk**



If you are an owner of an XL Bully dog you must notify the Association immediately and ensure you adhere to the legislation on ownership of XL Bully dogs.

GUIDELINES & RULES FOR PET OWNERSHIP

In accordance with the Association's Pet Policy
Tenants are allowed –

Flats (including 4 in a block) and maisonettes
1 dog, or 1 cat

Houses

2 dogs, or 2 cats, alternatively 1 of each



The number of pets should not exceed the property type. Failure to adhere to this will result in the Association taking appropriate action.

You must ensure your pet(s) do not damage the property. Tenants whose pets cause damage or deterioration to the condition of the property will be re-charged and appropriate tenancy action will be taken.



Pets, as well as visiting pets are the tenant's responsibility and must not be left in communal areas.

Tenants are responsible for any animal that lives with or visits them. They must keep their pet(s) under supervision and ensure they do not cause a nuisance or disturbance to neighbours. The Association will investigate all pet complaints and where poor pet ownership has been identified, appropriate tenancy action will be taken.

Tenants should ensure dogs are not left unattended in gardens or properties for excessively long periods of time and continued barking or whining caused by this will be considered a nuisance to neighbours.

Tenants should ensure that their dog is always on a lead within the vicinity of the property and in the estate area. Tenants must ensure their dog is always under control. It is unacceptable for a child who cannot control a larger type of dog to oversee such an animal, even if it is on a lead. Tenants should ensure that their dog is exercised in a proper area away from the immediate vicinity of the property and estate area and not routinely use the communal areas as a toilet.



In accordance with the law tenants must ensure their dog is micro chipped and is wearing a collar.

Tenants are responsible for picking up after their dog and need to be extremely mindful of the potential serious health hazards which dog excrement presents, especially for young children out playing.

If any dog fouls on the Association's property the tenant or person in charge of the dog will be responsible for the prompt cleaning up and removal of mess. Should a dog bite or attack anyone the tenant will be expected to immediately rehome or dispose of the dog. Failure to do so will result in the Association taking appropriate action.

Tenants are not permitted to breed dogs either in the house or garden grounds. If it is brought to the attention of the Association that you are breeding dogs then tenancy action will be taking.

Dogs should be placed in another room when staff or contractors are visiting the property.

XL BULLY DOGS

Tenants that own an XL Bully dog will be expected to provide the Association with the following information –

- A copy of the exemption certificate
- Proof of suitable third-party liability insurance
- Access to the property to ensure the premises including the garden are secure and the dog is not able to escape.



Tenants will also be expected to provide the Association with this information for an XL Bully Dog which visits their property.

Support for you and your dog

The Dogs trust offers additional free support for dog owners.

Free online webinars for owners who want to help their dog be left alone – <https://www.dogstrust.org.uk/how-wehelp/ownership/happy-dog-happy-home> Free

Behaviour Support Line to support owners with training and behaviour issues – <https://www.dogstrust.org.uk/howwe-help/ownership/behaviour-support-line>

Free online webinar that offers expert advice on how to keep children and dogs safe together – <https://www.dogstrust.org.uk/dog-advice/life-with-yourdog/at-home/dog-and-child-safety>



Concerns for an animal

If you are concerned about the treatment of an animal, please contact –

Scottish Society for the Prevention of Cruelty to Animals (SSPCA)

Animal Helpline: **03000 999 999**

<https://www.scottishspca.org/advice/domestic>

Police Scotland: **101**

Angus Council: **03452 777 778**

https://www.angus.gov.uk/dogs/report_an_out_of_control_or_dangerous_dog

Dundee City Council: **01382 436285**

<https://www.dundee.gov.uk/servicearea/neighbourhood-services/environment/the-dundee-dogwalking-code>





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