



# Pet Agreement

All MHA tenants must abide by this agreement as applicable

- If you do not live in sheltered housing with a front door off a communal corridor you are automatically allowed to keep pets as per your tenancy agreement. Likewise you are automatically allowed to keep a registered assistance animal e.g. such as guide dog for the blind or hearing dog for the deaf.
- If you live in sheltered housing with a front door off an enclosed communal corridor you must first obtain permission from MHA before keeping a pet as per your tenancy agreement. You must not keep a roaming pet (those that need to leave a home) e.g. cat or dog unless they're a registered assistance animal. If they're a registered assistance animal then MHA will need to be given proof of registration. Non-roaming pets (those that can remain in a home and don't need to leave) e.g. budgie or fish will usually be allowed.
- If you live in sheltered housing that is a bungalow, or has an open communal stairway leading to your front door or an enclosed communal stairway leading to your front door in a block with a small number of flats i.e. 4 or less, then a roaming pet e.g. cat or dog may be allowed with permission from MHA. Again a registered assistance animal would be allowed following proof of registration. A non-roaming pet e.g. budgie or fish is automatically allowed without permission.
- Where a pet is allowed a tenant is not permitted to take them into communal: lounges, laundry or kitchen areas (if applicable to where you live) except in the case of registered assistance animals. Likewise where a pet is allowed they must always be kept under control in any corridor and entrance area where a tenant needs to take them outside their home e.g. to walk them or take them to the vet.
- If your pet passes away then you should re-apply to MHA for permission to keep a new pet (where you require permission in line with the above).
- The number of pets you can have in your home is dependent on the type of property you live in and your ability to properly care for them. Fundamentally you must not house a number of pets that will/may breach your tenancy agreement, the Pet Agreement nor the law in any way.
- If you have any convictions in connection with animals you must not keep pets. The police will be informed if you are legally prohibited from taking care of a pet and one is discovered in your home.
- You must understand your responsibilities when keeping a pet, including legal ones e.g. dogs must by law be micro-chipped and wear a collar with the owner's name and address on when in a public place. Read and familiarise yourself with the applicable Welsh Government Code of practice on keeping pets available on their website: <https://gov.wales/animal-welfare-pets> - MHA can help you access this information upon request.
- Anyone who is responsible for an animal, even on a temporary basis, is required under The Animal Welfare Act 2006 to care for them properly. Animals have specific needs. You must take this and your individual circumstances into account when considering ownership of a pet e.g. you may live in a block of flats and have limited mobility and pets must never be allowed to wander/roam. Your home must be suitable and adequately sized to keep pets in e.g. consider any structure intended to house animals, fencing, flooring and outdoor access. Pets must be housed in a suitable environment. They must have an adequate diet.



They must be allowed to exhibit normal behaviour patterns and the need to be housed with or apart from other animals considered e.g. taking a dog for a walk. They must not be fastened by a chain or rope etc to a central anchor point i.e. tethered. You must not knowingly endanger your pet or cause them pain, suffering, injury or increase the chance of disease e.g. you must not hoard pets. If it is difficult to meet the individual pet's needs you should not keep the pet or consider an alternative pet.

- You must not modify your home to keep a pet without MHA's prior permission (e.g. install fencing or build outdoor sheds). We will not give permission for some modifications e.g. installing a cat flap in a door.
- You must have the means to pay for the day-to-day upkeep of your pet e.g. suitable food, insurance and/or routine health needs such as controlling parasites or vaccinations and neutering, where appropriate for the animal. The RSPCA provides good practice advice on routine healthcare needs. Again MHA can help you access this information upon request.
- Non-domestic animals e.g. primates, livestock, poultry or horses (not exhaustive list) cannot be kept as pets in MHA property.
- Animals recognised under the Dangerous Wild Animals Act 1976 (as amended) or Dangerous Dogs Act 1991 (as amended) must not be kept as pets in MHA properties. If a dog has secured

exemption from the latter and has been placed on the Index of Exempted Dogs (IED) we may consider allowing the dog to be kept as a pet under the guidance of the RSPCA. Any species prohibited by trade, import or export as detailed by the Endangered Species (Import and Export) Act 1976 (as amended) must not be kept as pets in MHA properties. Animals listed are subject to change and any changes to the list will apply. Again MHA can help you access the information upon request. We will inform the Police and/or RSPCA as appropriate if any such animals are discovered in your home. If MHA considers any pet to be dangerous/unsuitable e.g. poisonous it will refuse permission to keep the pet in your home.

- You are responsible for the pet(s) kept in your home and the activities of any pet you own outside of your home. Any of your visitors that bring a pet to your home or onto communal areas connected to your home you are also responsible for under the terms of your tenancy agreement. If you are a parent/guardian of someone less than 16 years old you are responsible for any pet that child is in charge of or owns. Pets must be kept under control. If a pet is not kept under control or it causes a nuisance, is dangerous or injures someone - you are in direct breach of your tenancy agreement and potentially the law. Always consider other neighbours and any possible impact on them before owning a pet e.g. possible noise nuisance. You should engage in pet training as appropriate.



- You must agree to resolve pet issues with neighbours, residents and MHA amicably if needed e.g. via mediation.
- You must ensure your pet or one you are responsible for does not damage MHA property. You will be charged to remedy this. You must also ensure they do not damage anyone else's property.
- Dog fouling must be cleaned up immediately outside of the home, including if an accident happens in a communal area or within a reasonable time if in your own home/own garden area and to a high standard. Cat owners must use litter trays and take action to discourage their pets from using neighbour's gardens and communal spaces. Further advice on this can be obtained from cat charities such as Cat Protection. If MHA has to clean up you will be charged for the cleaning.
- Pets must not be left unattended in communal areas or on MHA land at any time.
- When a member of staff visits you, you are expected to put your pet in a separate room during the visit as appropriate.
- A pet must not be left unattended for long periods of time, the duration dependent on animal type e.g. don't leave a dog unattended all day. All pets, irrespective of species, need to be checked on a daily basis. If you are going to be away from your home overnight you must make arrangements for the proper care of your pet(s).
- You must house your pet securely to avoid escapes.
- You are not allowed to breed/sell pets nor run a pet boarding business from any property belonging to MHA.
- You should ensure your pet (e.g. dog, cat, ferret and rabbit) is microchipped and neutered where appropriate. Also that pets are housed apart if needed to prevent breeding.
- You must make suitable provision for a pet should you become unable to take care of it either on a temporary or permanent basis e.g. arrange for someone to walk your pet if you are unable to. If you move out of your home you must take any pet with you. Otherwise you will be charged for our intervention involving their care/re-homing and the RSPCA/police may be informed. You are also responsible for ensuring that your home is clean and free from pet smells and any infestation when vacating. Again if necessary you will be charged by MHA to remedy this.
- We are likely to remove permission to keep a pet where MHA's Pet Agreement is sufficiently breached and remedial action fails to resolve an issue. You would have to re-home your pet(s) if needed. You will be given at least 28 days to do so otherwise MHA will likely take further action.
- Should a tenant wish to bury a deceased pet in their garden they must: get permission from MHA, bury them at least 3 feet down (consider cables/pipes first), bury away from a water course and be sure the deceased pet did not die of infectious disease (if they did then the pet must be cremated).