

Appendix 1

DIRECTORATE OF HEALTH, HOUSING AND SOCIAL CARE
POLICY DOCUMENT

PETS POLICY

written by Bill Moody Business Office last revised June 2005



Portsmouth
CITY COUNCIL

1. PETS

- 1.1. The keeping of pets is very popular in Britain, and it is estimated that in 2003, 50% of all households owned a pet (source: Pet Food Manufacturers' Association).
- 1.2. Despite this, the RSPCA re-homes around 70,000 animals a year.
- 1.3. Not all homes are a good environment in which to keep a pet. This is especially the case with the keeping of cats and dogs in properties such as multi-storey blocks of flats and sheltered housing.
- 1.4. This document spells out the policy of what animals can be kept and the possible action that can be taken if problems are encountered.

2. DIFFERENT TYPES OF PETS

- 2.1. The first distinction to be made is between the keeping of cats and dogs and the keeping of other types of pet.
- 2.2. The keeping of cats and dogs is
 - Restricted as to the number that can be kept
 - Restricted to being kept at certain properties and not others – cats and dogs are not allowed in around 2,500 of the city council's 15,500 properties (around 17%) – see Appendix.
- 2.3. The keeping of small caged animals such as guinea pigs, hamsters, gerbils is not restricted, although should this become a nuisance, action can be taken.
- 2.4. The keeping of non-domestic animals (snakes, monkeys, horses etc.) is not allowed.
- 2.5. The **tenancy agreement** spells out the number and type of pets that can kept:-
 - In any property - small, generally caged animals such as budgerigars or hamsters are allowed but not large animals such as monkeys or horses.
 - Houses and Bungalows - a maximum of either two dogs or two cats or one of each.
 - Flats and Maisonettes - a maximum of one dog or one cat.
 - "No Pets" blocks - no pets at all (See list at Appendix)

3. CATS AND DOGS

- 3.1. Most issues around the keeping of pets centre on the issue of keeping cats and dogs.
- 3.2. The most recent decision on this was taken by the Housing, Health and Social Care Executive Decision Meeting of 18TH November 2004.
- 3.3. The decision was to allow the following conditions regarding the keeping of pets:
 - a) In houses and bungalows – up to 2 dogs or cats (or one of each) to be allowed.

- b) In blocks of flats with 9 storeys or more – no dogs or cats to be allowed, except flats which fall into Recommendation (f) (below).
 - c) In blocks of flats of 4 storeys and below, and those with 5 storeys that are currently allowed to keep pets by the Housing Service – 1 dog or cat to be allowed.
 - d) In blocks of flats of 5 storeys that are not currently allowed to keep pets by the Housing Service, and blocks of flats of 6, 7 and 8 storeys – one dog or cat to be allowed where properties have open balcony access to their front door.
 - e) In Category 1 Sheltered Housing – 1 dog or cat to be allowed where ground floor flats have outside door access direct to the flat.
 - f) Flats and maisonettes with their own private gardens or yards and which are the bottom floor accommodation - up to 2 dogs or cats (or 1 of each) to be allowed.
 - g) No cats or dogs to be allowed in other properties.
 - h) No cats or dogs be allowed in the 7 blocks where no overall majority voted in favour of keeping pets, namely Church Street, Cotteridge House, Denmead House, Milverton House, Perth House, Timpson Road and Wingfield Street.
- 3.4. The list of properties where no cats or dogs are allowed is set out in the Appendix.
- 3.5. Tenants can keep a dog in a "No Pets" block if it is a guide dog for the blind, a dog for the deaf or a dog provided to help with some other recognisable medical condition. If they have the dog at the time of allocation, they should however be offered a property where a dog is allowed.
- 3.6. This exemption does not extend to the tenant or applicant having a letter from a GP saying that it is therapeutic for their patient to have a pet.
- 3.7. New applicants for housing and those wishing to exchange are generally made aware of how pet ownership will affect the number of offers likely to be made. This is a similar situation to those applicants who limit their choice to any given geographical area.
- 3.8. **Mutual exchanges** Tenants have the right to exchange unless the property is "unsuitable" for their needs. If an exchange would result in breaking the pet restrictions the property should be regarded as unsuitable and not approved. The exchange application form requests details of pets on order that this potential problem can be identified.
- 3.9. **Transfers and management moves** When tenants are transferred they also made aware of the implications of pet ownership on the offers of property that can be made.
- 3.10. **Too many pets** If a tenant is suspected of keeping more pets than allowed then this must first be proven. Methods of gathering evidence include:-
- witness statements
 - information from the Estates Services Officer
 - unannounced visits to the tenants home
- 3.11. **Fouling of communal areas, noise from barking dogs etc.** See policy document "Anti-Social Behaviour".

END OF POLICY DOCUMENT

Appendix – Portsmouth City Council residential accommodation where cats and/or dogs are not permitted

Name of block	
Arthur Dann Court	Kingsley Court
Arthur Pope House	Ladywood House
Avocet House (except ground floor flats)	Leamington House
Barkis House	Lyndhurst House
Blackwood House	Mill Gate House
Brisbane House	Milverton House
Bresler House	Nicholson Gardens
Church Street	Nickleby House
Connors Keep	Norrish Court
Copperfield House	Omega House
Cotteridge House	Perth House
Darwin House	Pickwick House
Denmead House	The Ridings
Edgbaston House	St. Clare's Court
Elsie Fudge House	St. Johns Court
Escur Close	Sarah Robinson House
Grenville House	Thorrowgood House
Grosvenor House	Tipton House
Hale Court	Tweed Court
Handsworth House	Wakefield Court
Horatia House (formerly Solihull House)	Wilmcote House (except ground floor flats)
Ian Gibson Court	Wingfield Street
John Marshall Court	Wyn Sutcliffe Court (except ground floor flats)
	ALL TEMPORARY / LEASED ACCOMMODATION