

# Keeping a pet

## Information for leaseholders

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We understand there can be benefits to individuals and families to share their home with a pet. However, we also need to consider any potential impact on the building, your neighbours, and any animal welfare or health and safety considerations that may arise. Therefore, you must have our written permission before you can keep a pet. This is a condition of your tenancy or lease.

We will consider all applications to keep a pet on a case-by-case basis. We aim to be reasonable, consistent and fair in deciding whether to give permission. Once we have received your application, which we acknowledge the receipt of in 5 working days, we will keep you up to date on next steps. We'll let you know if we need any more information before making a decision.

### Applications to keep a pet

If you live in a house with access to a private garden, you'll normally be able to keep most types of domestic pets. However, if you do not have direct access to a garden, it does not mean we will automatically decline your request to keep a pet. Every case is considered based on the information provided. For example, we will consider whether there have previously been complaints of anti-social behaviour linked to the keeping of animals, the size and suitability of your property and the building it sits within. We will also consider the suitability of the household to look after pets and the number of pets for which permission is sought.

You cannot keep a pet until you have our permission in writing. If we do give permission for you to keep a pet, it is your responsibility to look after your pet. You must keep them under control at all times and make sure they are not a nuisance to your neighbours. You will also be responsible for all costs arising due to damage caused by your pet.

We can withdraw permission at any time. If your pet frightens, annoys, or causes a nuisance to other people or causes a public environmental health hazard.

If we receive nuisance reports involving your pet or concerns that you are not being a responsible pet owner, we will investigate and take appropriate action. This could include enforcement action.

If a pet for which permission has been obtained is no longer in residence, permission for any new pets will need to be sought again.

## Assistance dogs

Where dogs are not usually allowed at the scheme, exceptions will normally be made if you need a guide dog or assistance dog because you have a disability. You will need to provide a copy of the dog's accreditation details with your application.

## Costs

A2Dominion will apply an administration fee to process your application for consent to keep a pet. The fee is non-refundable regardless of outcome.

The table below provides an overview of our fees:

<b>Pet consent</b>	£70.00	20%	£84.00
<b>Additional fee for dealing with matters involving your pets</b>	£50.00	20%	£60.00
Payment of fees can be made by BACS our account -details are below			
<b>Reference</b> - This will be your property ref followed by 'PR'.			
<b>Account Name</b>	A2Dominion Housing Group		
<b>Account Number</b>	20621250		
<b>Sort Code</b>	20-47-23		

## Standard Conditions

If we give approval for you to keep a pet, you will need to adhere to the below conditions as well as any other special conditions set out in our letter of consent. It is important you consider the standard conditions below before applying.

Your pet must not be allowed to:

- Make a noise or cause any other nuisance to residents or any visitors to your block or estate, which causes them to feel threatened, intimidated or harassed.
- Foul or cause damage to shared areas of your block or estate, or to the property of any other resident or visitors to the block or estate. If your pet does foul or cause damage you must immediately clean up any mess or make good any damage that your pet may have caused.
- You must keep your own property clean and in proper order and ensure that no offensive odour affects any shared areas or other residents' homes.
- If we must get involved in dealing with any disagreement or dispute between you and any other party because of your pet, we will charge you an administration fee for the time we spend dealing with the matter. This will be at our standard rate of £50.00 per hour plus VAT. Failure to pay our fee will result in our permission being withdrawn.
- We will withdraw our permission for the keeping of your pet if any of the above conditions, as well as any special conditions in our letter of consent, are not kept to or if your pet causes other breaches of your lease.
- If permission is withdrawn, you will be required to find a new home for your pet. We appreciate that such action can be very distressing so we would urge to make sure such action on our part is not required.
- We cannot overstate how important it is that you consider the impact of keeping a pet on your neighbours. As we have set out above it is your responsibility to make sure that your pet does not cause a nuisance or impact on your neighbours in any negative way.

Further conditions where the request relates to a dog(s):

- You must ensure your dog is identifiable in public spaces, by ensuring they wear collar with a tag attached
- You must ensure that your dog is kept on a lead when outside of your premises and must not be allowed to roam the estate.
- You must ensure that your dog does not foul the common paths or grounds of the estate.
- If you have a garden, you must ensure that this is secured so that your dog cannot escape or cause a nuisance to neighbouring residents.



### Minimum requirements for keeping pets

These are our minimum requirements for our consent to keep a pet in your home. They are in addition to any other special conditions set out in our approval letter as well as regulations or rules that govern or control owning a pet.

You need to satisfy these requirements before we can grant consent.

Below is guidance on minimum requirements.

- If your pet is a dog; it must not be a breed identified with in the Dangerous Dog Act.
- It must be legal for you to keep your pet, e.g., you must not have been banned from keeping this type of pet, or the type of pet you wish to keep is not in breach of any law or regulation.
- You must comply with any regulations for keeping your pet including any necessary registration or licensing. You must be able to show evidence to A2Dominion staff on demand that proves you have complied with all relevant regulations in force.
- A2Dominion prohibits the breeding and sale of animals on its premises and in surrounding areas such as garages and sheds. A2Dominion also prohibits importing and exporting animals.

## PET REQUEST FORM

<b>Name</b>	
<b>Agreement reference</b>	
<b>Address</b>	
<b>Property type</b>	<div style="display: flex; flex-direction: column; gap: 10px;"> <div style="display: flex; justify-content: space-between; align-items: center;"> <span style="background-color: #2c5e8a; color: white; padding: 5px 10px; border-radius: 3px;">House</span> <input style="width: 30px; height: 20px; border: 1px solid #ccc;" type="checkbox"/> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <span style="background-color: #2c5e8a; color: white; padding: 5px 10px; border-radius: 3px;">Flat</span> <input style="width: 30px; height: 20px; border: 1px solid #ccc;" type="checkbox"/> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <span style="background-color: #2c5e8a; color: white; padding: 5px 10px; border-radius: 3px;">Maisonette</span> <input style="width: 30px; height: 20px; border: 1px solid #ccc;" type="checkbox"/> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <span style="background-color: #2c5e8a; color: white; padding: 5px 10px; border-radius: 3px;">Bedsit</span> <input style="width: 30px; height: 20px; border: 1px solid #ccc;" type="checkbox"/> </div> </div>
<b>Does the above property have access to a garden?</b>	<div style="display: flex; flex-direction: column; gap: 10px;"> <div style="display: flex; justify-content: space-between; align-items: center;"> <span style="background-color: #2c5e8a; color: white; padding: 5px 10px; border-radius: 3px;">The property has its own garden which is not shared</span> <input style="width: 30px; height: 20px; border: 1px solid #ccc;" type="checkbox"/> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <span style="background-color: #2c5e8a; color: white; padding: 5px 10px; border-radius: 3px;">The property has a shared garden</span> <input style="width: 30px; height: 20px; border: 1px solid #ccc;" type="checkbox"/> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <span style="background-color: #2c5e8a; color: white; padding: 5px 10px; border-radius: 3px;">The property does not have a garden</span> <input style="width: 30px; height: 20px; border: 1px solid #ccc;" type="checkbox"/> </div> </div>
<b>What type of animal or pet would you like permission to keep?</b>	
If the animal or pet you want to keep is a dog, please answer the following questions:	
<b>What breed of dog do you want permission to keep?</b>  (Please enter: the breed type (e.g., Labrador), or enter the crossbreed type, (e.g. Collie cross), or if it's not possible to tell simply enter 'Cross-bred unknown')	

