



Fact Sheet

Dogs in flats

Introduction

This fact sheet outlines St. Leger Homes' approach to tenants keeping a dog(s) in a flat. St. Leger Homes recognises that dogs can be good companions for some tenants. However, controls must be in place to prevent irresponsible dog ownership which can cause suffering to animals and a nuisance to neighbours.

This fact sheet covers the following issues:

- The actions St. Leger Homes will take where a dog(s) is kept inappropriately or causes a nuisance to neighbours
- Nuisance caused by dog(s)
- Dangerous dogs
- Dealing with cruelty and neglect

Applicants for housing

Applicants for housing are asked to indicate on their application form if they intend to keep a dog in the property. If the applicant wishes to keep a dog and is re-housed in a flat, a dog owner agreement will be completed at the time of the sign-up.

Tenancy Agreement

St. Leger Homes sets out the basic rules regarding the keeping of a dog(s) in a flat in its Tenancy Agreement. The Agreement states the following:

- **You must not allow your pet(s) to foul on other people's property and your garden must be kept free of animal faeces.**
- **You must not keep a dog in a flat unless you have obtained permission. Permission will not be unreasonably refused. Permission will be linked to your acceptance of a Responsible Dog Owner Agreement.**
- **Must not run a business or trade from your home without the prior written consent from St. Leger Homes of Doncaster. Permission will not be unreasonably withheld but if the business or trade causes a nuisance, permission can be withdrawn. (This includes breeding dogs from the property).**

Dangerous dogs

A dog(s) that is registered as a dangerous dog must not be kept in any St. Leger property. For further information on dangerous dogs please look on the website www.defra.gov.uk/wildlife-pets/pets/dangerous/index.htm

Responsible pet ownership

If a tenant wishes to keep a dog(s) in a flat, they must seek permission from St. Leger Homes. They will be required to sign a responsible dog owner contract which will detail what is expected of the tenant/s.

Nuisance dog(s)

Dogs can often cause a nuisance to neighbours if they are not cared for correctly, the following are examples of this. However, the list is not exhaustive:

- Roaming or unattended dog(s)
- Dog(s) fouling in communal areas or in neighbours gardens and faeces not being cleared immediately
- Causing a noise nuisance
- Causing damage to property
- Aggressive dog(s)

In the majority of cases St. Leger Homes will aim to resolve the situation informally and by agreement. However, in some instances if this is not possible the following actions will be considered, it should be noted this list is not exhaustive:

- Arranging for mediation to take place
- Withdrawing permission to keep a dog(s)
- Involving partner agencies such as the Local Authority and the Police
- Involving voluntary organisations such as the RSPCA
- Serving an injunction to oblige the owner of the dog to start or stop undertaking certain actions or to remove the animal
- Taking action to terminate the tenancy where the Tenancy Agreement has been breached

Dealing with cruelty and neglect

Where a member of staff witnesses cruelty or neglect they will report this to the RSPCA. Where cruelty or neglect is reported to St. Leger Homes by a third party, this will be investigated along with any other breaches of tenancy, making a referral to the RSPCA where necessary. The person reporting this to St. Leger Homes will also be encouraged to report it to the RSPCA.

For further information

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