

Pet Policy

1. Introduction

- 1.1. The Stoll Foundation accepts that keeping pets offers significant benefits to their owners and encourages responsible pet ownership; however, irresponsible ownership can cause nuisance to other tenants and the wider community so it is necessary to have some rules to ensure that neighbours of pet owners are not adversely affected.
- 1.2. This policy is intended to outline the conditions under which tenants may keep animals in accommodation managed by The Stoll Foundation. It builds on clause(s) 3.6 of The Stoll Foundation Assured/Assured Shorthold Tenancy Agreement.

“Not to keep any dog (with the exception of a registered guide dog) in the premise. Not to keep a registered guide dog or any other animal (other than small birds in a cage or fish in a an aquarium) without the written consent not to be unreasonably refused. To keep under proper control any animal I the premises so as not to cause a nuisance or annoyance to neighbours and to comply with the ” rules for keeping pets” published from time to time by The Stoll Foundation. If consent is given and there any reports of nuisance or annoyance, The Stoll Foundation may withdraw its consent at any time”

- 1.3. Notwithstanding clause 3.6 in the tenancy agreement, which states “Not to keep any dog (with the exception of a registered guide dog) in the premise”, this policy allows for the possibility of keeping a dog at the property where specific written permission has been granted by The Stoll Foundation.
- 1.4. This policy is not exhaustive and The Stoll Foundation may use discretion in certain cases.
- 1.5. This policy is based on the document ‘Guidelines on Pet Management for Social Housing Providers’ published by the Pet Advisory Committee and endorsed by the British Veterinary Association, Chartered Institute of Environmental Health and Chartered Institute of Housing.
- 1.6. This policy covers both permanent pets and where a tenant wishes to apply for permission to temporarily have a pet in their home.

2. Definition

- 2.1. The Stoll Foundation defines a pet as any domesticated or tamed animal that is kept as a companion and cared for responsibly.

3. Legislation

The Stoll Foundation Pets policy has been produced in line with the following legislation.

- 3.1. Animal Welfare Act 2006 – Ensures tenants meet their duty of care towards pets, including proper diet, environment, and protection from suffering.
- 3.2. Dangerous Dogs Act 1991 – Prohibits certain breeds and criminalises allowing any dog to be dangerously out of control, ensuring tenant and community safety.
- 3.3. Clean Neighbourhoods and Environment Act 2005 – Makes dog fouling illegal, holding tenants responsible for cleaning up after their pets in shared spaces.
- 3.4. Disability Discrimination Act 1995 (now part of the Equality Act 2010) – Protects the rights of tenants with disabilities to keep assistance animals and prevents discrimination.
- 3.5. Anti-Social Behaviour, Crime and Policing Act 2014 – Enables action against tenants whose pets cause nuisance, distress, or harm to others.
- 3.6. Control of Dogs Order 1992 – Requires dogs in public places to wear a collar with the owner's name and address for identification.
- 3.7. Microchipping of Dogs (England) Regulations 2015 – Mandates that all dogs be microchipped and registered to an approved database.
- 3.8. Microchipping of Cats and Dogs (England) Regulations 2023- All cat owners in England must ensure their cat is microchipped from 10th June 2024 as it will be a legal requirement
- 3.9. The Pet Abduction Bill 2024 is a win for all pet owners. It means that stealing a pet is no longer treated as simply taking property.
- 3.10. Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018 . Home dog boarders need a licence if they aim to make a profit, or if they earn any commission or fee. A licence is needed for home boarders, whether they keep dogs in their home during the daytime only or overnight. Dog sitters are people who look after dogs in the dog's home. These regulations do not apply to them.
- 3.11. There are also other legislation that may cover issues like dog barking, controlling your dog in your own property. These includes the Anti-social Behaviour, Crime and Policing Act 2014, and the Environmental Protection Act 1990.
- 3.12. Under the Care Act 2014, if an individual is taken into hospital or care, even on a temporary basis, then the local authority has responsibility for the temporary protection of the property including any pets. Under legislation, The Stoll Foundation can seek reimbursement from the owner for any reasonable costs incurred.

4. Policy

- 4.1. Requests to keep a pet in a Foundation property must be made on the Pet Permission Form and will be considered fairly, taking into account any potential restrictions or issues related to the particular scheme. The decision to allow a tenant to keep a pet will depend on the type of pet, property suitability, and individual circumstances. For example, tenants in flats without private gardens will generally not be granted permission for a dog.
- 4.2. Requests must be submitted when replacing a pet or requesting an additional pet.

- 4.3. The Stoll Foundation reserves the right to refuse, withdraw, or place restrictions on pet ownership if it is deemed that keeping an animal would negatively impact housing management, the welfare of the pet, or the well-being of residents.
- 4.4. Where The Foundation gives permission for a tenant to keep a pet they will sign a Pet Permission Agreement.
- 4.5. Tenants must comply with the Animal Welfare Act 2006, which places a duty of care on pet owners to provide proper day-to-day management, including appropriate food, shelter, and medical care.
- 4.6. Pets must not be left unattended for a period of time that will result in the owner being unable to meet their welfare needs under the Animal Welfare Act 2006.
- 4.7. Dogs must be microchipped in accordance with the Microchipping of Dogs (England) Regulations 2015. From 10 June 2024, the law states your cat should be microchipped before they reach the age of 20 weeks and there is no minimum age to have your cat microchipped.
- 4.8. Tenants are responsible for the control of their pets and any visiting pets, ensuring they do not cause a nuisance, damage property, or pose a risk to others.
- 4.9. Dog fouling is illegal under the Clean Neighbourhoods and Environment Act 2005. Tenants must clean up after their pets in all communal and public areas.
- 4.10. The Dangerous Dogs Act 1991 prohibits the ownership of certain breeds and criminalises allowing any dog to be dangerously out of control. The Stoll Foundation will not grant permission for any prohibited breeds or dogs with a history of aggression.
- 4.11. The Control of Dogs Order 1992 requires all dogs in public places to wear a collar with the owner's contact details.
- 4.12. Tenants must repair any damage caused by their pets to The Stoll Foundation property.
- 4.13. Breeding and selling animals from The Stoll Foundation properties is strictly prohibited.
- 4.14. Pets must not be left alone in a property when the tenant is away unless suitable arrangements are in place for their care. This may require boarding or supervision by a responsible party.
- 4.15. Tenants with outdoor-access cats must ensure they do not cause a nuisance to neighbours. A litter tray should always be provided and maintained.
- 4.16. Small pets such as hamsters, guinea pigs, rabbits, and birds may be permitted, provided they are properly housed and cared for. Cages and hutches must be appropriately sized and maintained to ensure cleanliness and prevent distress to the animal. Pets must not be allowed to roam freely in communal areas.
- 4.17. If a pet causes nuisance, annoyance, or health risks to other tenants, the public, or staff, The Stoll Foundation may require its removal and will take legal action if necessary. This applies whether permission was previously granted or not.

- 4.18. Where a tenant or their visitors' pets are involved in anti-social behaviour, permission to keep a pet may be withheld or revoked under the Anti-Social Behaviour, Crime and Policing Act 2014.
- 4.19. Tenants wishing to keep tropical or exotic pets, such as reptiles, amphibians, or fish, must demonstrate their ability to provide suitable housing, heating, and care in line with species-specific needs. Enclosures must be properly maintained to prevent escape, and appropriate hygiene measures must be followed to avoid health risks. Tenants are responsible for ensuring their exotic pets do not cause a nuisance to neighbours, such as excessive noise from filtration systems or strong odours.
- 4.20. Procedures will be put in place by Stoll to ensure that any pets are considered when evicting tenants and arrangements are in place to ensure the welfare needs of any pets.
- 4.21. Tenants are prohibited from keeping venomous or potentially dangerous pets, including large constrictor snakes, tarantulas, or scorpions.
- 4.22. Any species protected under the Dangerous Wild Animals Act 1976 or Convention on International Trade in Endangered Species (CITES) will not be permitted. Tenants must check relevant regulations before seeking permission for an exotic pet. The Stoll Foundation may refuse requests for exotic pets if they pose potential risks to other residents, the environment, or animal welfare.
- 4.23. Livestock, including chickens, goats, and other farm animals, are not permitted in The Stoll Foundation properties.
- 4.24. The Stoll Foundation reserves the right to assess each request on a case-by-case basis to ensure the safety and well-being of all residents and animals.

5. Policy Monitoring and Compliance

- 5.1. The Stoll Foundation will regularly monitor compliance with this policy through property inspections, tenant feedback, and reports from staff and residents. Any breaches of the policy will be addressed in line with The Stoll Foundation's tenancy agreements and legal obligations. Tenants found to be in violation of pet ownership rules may be required to make changes to their pet care arrangements or, in severe cases, remove the pet from the property. Persistent non-compliance may result in further legal action or tenancy review.
- 5.2. This policy will be reviewed periodically to ensure it remains effective and aligned with legal requirements, best practices, and the needs of tenants and the community.

6. Communication and consultation

- 6.1. This policy is published on our website and available from all The Foundation offices.
- 6.2. Language translation will be made available as appropriate for the customer.
- 6.3. 'Rules for keeping pets' must be given to tenants requesting permission to keep a pet.

6.4. All housing policies are approved by the Housing Services Committee which includes two tenant members.

7. Governance

Effective from	28 August 2025	Review date	28 August 2028
Policy Owner	Head of Housing		
Policy Author	Head of Housing; Director of Support and Tenant Engagement		
Approved by	Housing Services Committee		
Version control	V 1.0		

Version	Type of Change	Date	Revisions from previous issues
01	Review	2025	New policy

8. Equality Impact

8.1. The Stoll Foundation strives to ensure equality of opportunity for all service users and the workforce. As an employer and a provider of housing and support services Stoll aims to ensure that none are placed at a disadvantage as a result of its policies and procedures. All policies and procedures are written to ensure fairness and consistency for all those covered by it regardless of their individuality.

Appendix 1 – Rules for Keeping Pets