



Title	Pet Policy
Purpose	<p>This Policy outlines Maryhill Housing Association’s approach to pet ownership within its housing stock.</p> <p>The Association recognises that not all properties are not suitable for pets and that some pets can cause a nuisance to other residents. We will manage pets proactively by having detailed procedures for the management of pets.</p> <p>The Association will provide staff with clear operational procedure and guidelines setting out how the Association will progress any application for pets, eligibility criteria, tenant’s responsibilities and how the Association will manage complaints received about any pets.</p> <p>The Policy provides a framework for tenants wishing to keep pets within an Association property.</p>
Scope	<p>The Board has responsibility for approving this, Policy.</p> <p>The Senior Management Team has responsibility for reviewing and monitoring the outcomes of this policy.</p> <p>The Director of Operations holds the lead responsibility for this policy with responsibility for the implementation delegated to the Head of Neighbourhoods & Communities.</p> <p>This policy applies to all Board and Committee members, members of staff whether employees of MHA, freelance, casual, or temporary agency staff irrespective of grade, position, or length of service responsible for the management of properties within the Association.</p>
Definitions	<p>For the purpose of this Policy, unless otherwise stated, the following definitions shall apply:</p> <p>The Pet Policy sets out the approach taking by Maryhill Housing Association to manage any requests from a tenant to keep a pet.</p> <p>The Policy applies to the management of the property owned by the Association and subject to a Scottish Secure Tenancy (SST) or a Short Scottish Secure Tenancy (SSST) or a Private Residential Tenancy.</p> <p>This Policy also applies to the management of Mid-Market Rent Properties managed by the Association on behalf of Maryhill Living and subject to the Private Residential Tenancy Agreement. Maryhill</p>

	<p>Living Limited oversees the management and governance of all Mid-Market Rent Properties.</p> <p>Pet - Applicable Definitions</p> <p>A pet is defined as a domestic or tamed animal kept for companionship or pleasure. The term domestic pet covers the following types of animals:</p> <ul style="list-style-type: none"> • Dog • Rodent (hamster, gerbil, rat, or mouse) • Cat • Small non-poisonous reptile (terrapin or tortoise) • Fish • Non-poisonous insect or amphibian (newt) • Bird (caged) • Rabbit. <p>The applicable definition as outlined applies to Section 2.6 of the Scottish Secure Tenancy Agreement.</p> <p>Dangerous Dog Act – Prohibited Dogs</p> <p>The Dangerous Dogs Act (1991) outlaws five types of dogs. These are as follows:</p> <ul style="list-style-type: none"> • Pitbull Terrier • Japanese Tosa • Dogo Argentino • Fila Brasileiro • Bully XL <p>It is illegal to own, sell, breed give away or abandon one of these types of dogs and the Association will not give permission for any of these breeds of dogs.</p>
<p>Policy Statement</p>	<p>Pet Policy Aims:</p> <p>The Association aims to:</p> <ul style="list-style-type: none"> • Ensure that its Tenants are free to make own lifestyle choices. • Recognise that for varying reasons many tenants may wish to keep a pet and that keeping pets can provide health and social benefits. • That when approving an application for a pet that this must be balanced against the rights of neighbours to be undisturbed by animals. • Maintain its assets i.e. property condition and surroundings in a clean and hygienic manner.

Pet Policy Objectives are to ensure that:

- Tenants who keep pets do so in a way to prevent adverse impact on other residents' enjoyment of their homes.
- The keeping of pets within the Associations properties has no detrimental impact on either a particular tenancy, common area or patch.
- The welfare of the animal is considered when making any decision.
- All tenants are treated equally and that no groups are discriminated against in relation to the operation of this policy.

Applying for Permission to keep a pet/pets

- All tenants both old and new must request permission from Maryhill Housing Association to keep a pet within an Association property. This applies to both new pets and replacement pets (i.e., if a pet has died) as well as looking after a pet for a limited period of time, for example while a relative is on holiday or is in hospital.
- Dogs are not allowed in any block of five stories or more with lift access and no more than two pets are allowed in any property.
- Permission to replace a pet will require the tenant submitting a new application.
- Maryhill Housing Association will process any requests to keep pets fairly bearing in mind any problems or restrictions that may be in place for the block or the patch.
- Permission will be granted to tenants who have a registered assistance dog this includes tenants who reside in Multi and Mini Multi Properties.

Permission and Conditions

The Association will consider all circumstances surrounding an application to keep a pet before granting permission.

Factors that will be considered are as follows:

- The ability of the tenant to look after the animal.
- Possible disturbance which may be caused to surrounding neighbours.
- Size and type of accommodation, including garden area.
- The type and size of the pet
- The number of other pets in the property
- History or any previous or current pet ownership

The Association will encourage pet owners to have their animals micro-chipped and to ensure that dogs/cats wear an ID collar and tag with the owner's name and address on this.

The Association will not unreasonably withhold permission to a Tenant who wishes to keep a pet, however there are a set of conditions which may be applied including:

- The tenant ensures that pet is well cared for.
- The tenant is responsible for the behaviour of pets owned by them or by anyone living with them or visiting them. Tenants must ensure that pets do not cause nuisance, annoyance or injury to neighbours, visitors, staff of the Association or its contractors or any other agency in the course of their work.
- The tenant must not leave any un-caged pets alone in the property unless suitable arrangements have been made to care for the pet.
- Dogs must be always kept on a lead while in communal areas and not allowed outside the tenants home unaccompanied.
- Pets are not allowed to cause noise nuisance, fouling or damage either within the tenancy, a neighbouring property, or the community.
- Tenants must ensure that pet faeces or waste is cleaned up immediately.
- Tenants must make suitable provision for a pet should they become unable to take care of it, this can be on a temporary or permanent basis.
- Tenants are prohibited from breeding or selling animals on a commercial basis from a Maryhill Housing Association Property.
- The tenant must ensure that the pet is registered with a vet and receives standard healthcare such as vaccinations and regular parasite control measures.

The Association reserves the right to impose any other condition on a specific case where it is felt to be appropriate in the interested of other tenants, staff, or the animal.

The Association reserves the right to withdraw the permission and require the removal of a pet where there is evidence that:

- The tenant has been negligent in their care of the pet or can no longer meet the basic welfare needs of a pet and is unable or refused to make alterative arrangements for its care.
- The pet is causing nuisance or damage, and the tenant has either been unable to remedy the situation or has refused to take any remedial action.

The tenant's failure to engage with the Association to come to a resolution will result in the Association taking enforcement action to remove the pet.

Permission Refused

Where a tenant is refused permission to keep a pet the reasons for refusal must be made clear and issued in writing to the tenant.

If the tenant is not happy with the decision to refuse permission the tenant can raise a complaint with the Housing Officer as per the Associations complaints procedure. If this can't be resolved by the Housing Officer as per the complaints procedure this can be escalated to Stage 2 for review by the Housing Manager.

Tenants with no permission to keep a pet

Where it is found that a Tenant is keeping a pet or pets without the Associations consent, then they must apply for permission within two weeks.

If the Association has already received complaints regarding the pet prior to the permission request having been received from the Tenant and on investigation, the complaint is found to be valid, and action is taken for example a warning has been issued the Association will refuse permission and request the Tenant to remove the pet.

Where the above does not apply, permission will normally be granted unless one of the categories listed within the permission and conditions sections is not met or the dog is considered to be a prohibited dog under The Dangerous Dogs Act (1991).

Where permission is granted, the Tenant must agree to abide by the conditions set out.

Where permission is refused, the Tenant must arrange for the permanent removal of the pet within two weeks. Failure to remove the pet will result in the Association taking enforcement action to remove the pet.

Tenants in Multi or Mini Multi who currently have a dog.

Dogs are not allowed in any block of five stories or more with lift access. The Association acknowledges that over time tenants have purchased pets within the Multi and Mini Multis.

The Association will allow current tenants in Multi and Mini Multi properties to keep the dog until the dog passes away. Once the dog passes away no other pet should be brought into the property. Failure to follow this condition will result in the Association taking enforcement action to remove the pet.

Permission may be granted by the association for an Assistance dog. An Assistance dog is one which is trained and certified by one of Assistance Dogs International (ADI) or the International Guide Dog Foundation (IGDF).

Dogs in Mid-Market Rent Properties

	<p>If dogs are permitted to reside within a Mid-Market Rent Property and permission is given, the tenant will be expected to pay an additional charge in line with our mid-market rent policy. Mid-Market developments considered to be a Multi or a Mini Multi dogs will not be allowed, with the exception of an assistance dog for which permission may be granted, An Assistance dog is one which is trained and certified by one of Assistance Dogs International (ADI) or the International Guide Dog Foundation(IGDF) Failure to comply with this condition of tenancy, will result in the Association taking enforcement action on the tenancy.</p> <p>Legal and Good Practice Requirements</p> <ul style="list-style-type: none"> • Housing (Scotland) Act 2001 • Dangerous Dogs Act 1991 • Dangerous and Wild Animals Act 1976 • Control of Dogs (Scotland) Act 2010 • Animal Health & Welfare (Scotland) Act 2006 • Dog Fouling (Scotland) Act 2003 • Disability Discrimination Act 2005 • Equalities Act 2010 • Environmental Protection Act 1990 • The Private Housing (Tenancies) (Scotland) Act 2016 • The Letting Agents Code of Practice (Scotland) Regulations 2016 • The First-tier Tribunal for Scotland (Housing and Property Chamber) (Formerly the Private Rented Housing Panel • Chartered Institute of Housing
Approval	Board – January 2024
Policy Owner	<p>Head of Neighbourhoods & Communities</p> <p>Responsible Director – Director of Operations</p>
Review	<p>August 2026</p> <p>The policy may also be reviewed in light of legislation, good practice, or internal structural and process change.</p>