

Policy Name	Pet Policy
Policy No.	034

Introduction

GHA recognises pets can have a very positive effect on people’s lives and provide companionship and enjoyment for a great many people. We wish to support residents to be responsible pet owners, therefore do not impose unnecessary restrictions on pet ownership. Equally, we know pets are expensive to look after and if not cared for correctly cause damage to properties and can be a nuisance and danger to other residents.

GHA’s policy aims to strike a balance so that responsible residents can enjoy the benefits of pet ownership but this is not an automatic right. Permission will be withdrawn should owners not behave responsibly.

This policy covers the following issues

- What pets can be kept and in what circumstances
- Actions GHA take when pets are kept inappropriately or cause a nuisance to neighbours.

1. Applicants applying for Social Housing

- a. People applying for social housing are asked to indicate on their application form if they intend to keep a pet. This will not prejudice their application unless they plan to keep a pet for which permission will not be granted, in which case the matter must be resolved before an offer of accommodation is made by the GHA.

2. Pet ownership that does not need prior permission from GHA

- a. GHA allows tenants to keep a small number of pets, only 1 or 2, without needing GHA’s permission i.e. rabbits, guinea pigs, and small caged birds e.g. Finches, Budgies or Canaries. Permission for multiple small pets is not automatically granted.
- b. Appendix 1 details breed of animals and number allowed to be kept without obtaining permission. It also identifies animals not permitted to be kept under any circumstances whatsoever. This list has been drawn up in partnership with the States Veterinary Officer. Tenants are permitted to have only one type of pet from any one category but not more than 2 in total. Should a tenant want more than two small pets they must seek prior written permission from the GHA.

3. Obtaining permission for other pets such as a cat or dog

- a. Any tenant wanting to get a cat, dog or pet not listed on Appendix must complete a Pet Application Form requesting prior permission from GHA.

- b. If deemed necessary GHA will seek advice from animal welfare agencies and/or the States Veterinary Officer. The final decision as to whether permission will be granted or not will be made by the GHA as landlord of the property.

4. Permission will be granted if the:

- a. Animal is suited to the size of the property. Permission will not be granted for a dog unless there is an outside area i.e. garden/balcony/patio. House cats are permitted in flats, providing they are kept within the property, and not allowed to roam in any communal area.
- b. States Veterinary Officer or its representative agrees in writing to the GHA that the property is suitable for the animal
- c. Space needed to keep the pet does not detract from the primary use of the property.
- d. Breed of dog is on the GHA list of acceptable dogs Appendix 2.
- e. Animal is kept on a leash when in communal areas.
- f. Animal is not a farm animal for example chicken or pigs.
- g. Owner has obtained the necessary licence and/or permission from the States Veterinary Officer if required.
- h. Potential owner has not been found guilty or suspected of causing cruelty and/or any form of neglect to an animal previously.
- i. Tenant is able to care for the pet e.g. through times of poor mobility or health issues the tenant is unable to care for the pet in any way, the tenant must make suitable arrangements for the pet to be cared for – temporarily or permanently.
- j. Tenant does not owe GHA money, has not fallen into any rent arrears during the last 3 months and has maintained a good history of rent payment.
- k. Animal will receive regular suitable treatment to prevent risk of infestation on the animal and property from fleas and any other insects or suchlike.
- l. Animal does not pose any risk or danger to other residents within the same household or not.
- m. Animal does not cause any nuisance by excessive noise such as barking, whining, howling or squealing).
- n. Animal is not allowed to roam unattended and is kept under control (excluding cats).
- o. Animal does not foul in neighbouring gardens or in any communal areas owned by GHA.
- p. Owner immediately fully clears up any animal excrement after their animal, bags up and correctly disposed of in a designated bin or takes home to dispose of.
- q. Keeping of the animal does not cause unpleasant odours in the household or for neighbouring properties.
- r. Animal has been micro chipped.
- s. Animal is neutered or will be by a qualified Vet as it reaches an appropriate age.
- t. Animal is not kept or bred for any commercial purposes whatsoever.
- u. Tenant does not already have 2 dogs or 2 cats or a cat and a dog.

5. Should these conditions not be kept to:

a. GHA will withdraw consent for any pet(s) should:

- Any of the above conditions be breached or
- Where the keeping of such pets results in a breach of the tenancy or licence agreement

b. Should the tenant breach these conditions GHA will commence legal action to repossess the property.

Appendix 1

The tables below show categories of animals that tenants/license holders may look to keep and the maximum number of pets and cages that are allowed. Prior written permission from GHA must be obtained in advance to keep multiple pets.

All pets in any category below that are high-lighted in **green** do not need permission providing the tenant/license holder complies with the maximum number that are allowed and where required the animal is neutered.

Only 1 option from any section is permitted without requesting GHA permission.

RODENTS	<u>Extra Large</u>	<u>Large</u>	<u>Medium</u>	<u>Small</u>	<u>Extra Small</u>
FOR EXAMPLE:	Giant rabbit	RABBIT	Chipmunk	Rat	DWARF HAMSTER
		DWARF RABBIT	Chinchilla	Gerbil	MICE
		GUINEAU PIG (outdoors only)	Degu	HAMSTER (1)	
Maximum number allowed in this category:	2	2	4	4 Only 1 hamster	4
Maximum number of cages allowed:	2	2	2	2 for rats/gerbils 1 for a hamster	2
Where they must be kept:	Outdoors + neutered	Outdoor/indoor + neutered	In/outdoor large cage required	Rats & gerbils need larger cages	Indoors

NOTE: Female rabbits and guinea pigs must be neutered for health reasons and to prevent breeding

BIRDS	<u>Extra Large</u>	<u>Large</u>	<u>Medium</u>	<u>Small</u>	<u>Extra Small</u>
FOR EXAMPLE:	Macaw	Amazons	Large Parakeets	COCKATIELS	FINCHES
	Large Cockatoos	Small cockatoos	Small Conures	BUDGIES	CANARIES
	Eclectus Parrot	African grey	Pionus Parrots	LOVEBIRDS	
	Peafowl	Large conures	Lories and Lorikeets	Parrotlets	
		Mini- Macaws not permitted			
Maximum number allowed:	Not permitted	2	2	2	6
Maximum number of cages:	None	2	2	2	3
	Not permitted-loud	Mini Macaws not permitted			

NOTE: Many exotic birds are protected under the CITES (Convention on International Trade in Endangered Species) regulation. Those highlighted in **red** are not permitted.

REPTILE/AMPHIBIAN	<u>Extra Large</u>	<u>Large</u>	<u>Medium</u>	<u>Small</u>	<u>Extra-Small</u>
FOR EXAMPLE:	Iguana	Monitor lizard	Royal python	CHINESE WATER DRAGON	BROWN ANOLE
	Python	Tegus	BEARDED DRAGON	CORN SNAKE	
	Boa	Snapping turtles	Rat Snake	HOGNOSE SNAKE	
			King snake	GECKOS	GECKOS
			Chameleons (2)	CHAMELEONS	
			Tortoise	FROGS / TOADS	
			Musk Turtles and Terrapins	BLUE-TONGUE SKINKS	
Maximum number (not including hatchlings and juveniles)	0	0	Only 1 snake in this category	2	2
Maximum Vivarium/indoor enclosures e.g. aquarium or tank)	NOT PERMITTED	NOT PERMITTED	2	2	2

NOTE: Tenants requesting permission to keep reptiles/amphibians may require a licence to do so. Many exotic species of reptiles and amphibians are protected under the CITES regulation. Extra-large and large reptiles will not be permitted. Those highlighted in red are not permitted. Only locally bred frogs/toads are allowed due to disease in the UK

INVERTEBRATE	<u>Spiders / Scorpions</u>	<u>Mantids Cockroaches</u>	<u>Millipedes Stick Insects</u>	<u>Land Crab</u>	<u>Land Snails</u>
FOR EXAMPLE:	Emperor Scorpions	Praying Mantis	INDIAN STICK INSECTS	Land hermit crabs	Giant African Land snails
	Chilean Rose Tarantulas	Madagascar hissing cockroach	Jungle Nymphs		
			African Giant Millipedes		
Maximum number in this category	NOT PERMITTED	6	6	2	2
Maximum number of tanks	NOT PERMITTED	2	2	2	1
	Venomous not permitted			Keep with companions of their own size	

NOTE: Many exotic species of Invertebrate are protected under the CITES regulation. Spiders and Scorpions will not be permitted. Those highlighted in red are not permitted.

APPENDIX 2 - Breeds of Dog Considered Suitable for Guernsey Housing Association Property

On the advice of the States Veterinary Officer below is a list of dog breeds (including crosses between these breeds) deemed suitable for homing in GHA properties.

ALL OTHER DOGS THAT ARE NOT LISTED BELOW ARE **NOT** ALLOWED IN GHA PROPERTY

Group 1

Sheepdogs and Cattle dogs (except Swiss Cattle dogs)
Bearded Collie
Rough Collie
Shetland Sheepdog
Welsh Corgi Cardigan
Welsh Corgi Pembroke
Polish Lowland Sheepdog

Group 3

Terriers
Bedlington Terrier
Border Terrier
Fox Terrier Smooth
Fox Terrier Wire
Lakeland Terrier
Welsh Terrier
Irish Terrier
Kerry Blue Terrier
Australian Terrier
Cairn Terrier
Dandy Dinmont Terrier
Jack Russell Terrier
Norfolk Terrier
Scottish Terrier
Skye Terrier
West Highland White Terrier
Australian Silky Terrier
English Toy Terrier

Group 7

Pointing Dogs
German Short-Haired Pointer
German Wire-Haired Pointer
Weimaraner
English Pointer
English Setter
Gordon Setter
Irish Red & White Setter
Irish Red Setter

Group 2

Pinscher and Schnauzer – Molossoid and Swiss Mountain and Cattle dogs
Affenpinscher
Miniature Pinscher
Miniature Schnauzer
Schnauzer
Russian Black Terrier
Boxer
English Bulldog & French Bulldog

Group 4

Dachshunds
All varieties

Group 5

Spitz and primitive types
Pomeranian
Basenji
Pharaoh Hound
Miniature Peruvian Hairless Dog

Group 6

Scenthounds and related breeds
Basset Fauve de Bretagne
Grande Basset Griffon Vendeen
Petit Basset Griffon Vendeen
Basset Hound
Beagle

Group 8

Retrievers – Flushing Dogs – Water Dogs
Nova Scotia Duck Tolling Retriever
Curley Coated Retriever
Flat Coated Retriever
Golden Retriever
Labrador Retriever
Chesapeake Bay Retriever
Clumber Spaniel
English Cocker Spaniel
English Springer Spaniel
Field Spaniel
Sussex Spaniel
Welsh Springer Spaniel
American Cocker Spaniel

Group 9

Companion and Toy Dogs
All Breeds
Bichons (<i>Bichon Frise, Maltese etc.</i>)
Poodles (<i>All varieties</i>)
Small Belgian Dogs (<i>Belgian Griffon etc.</i>)
Hairless Dogs (<i>Chinese Crested Dog etc.</i>)
Tibetan breeds (<i>Lhasa Apso, Shih Tzu etc.</i>)
English Toy Spaniels (<i>King Charles Sp etc.</i>)
Japanese Chin & Pekingese
Small Molossian type Dogs (<i>Pug etc.</i>)
Chihuahueno (<i>Chihuahua etc.</i>)
Continental Toy Spaniel and Russian Toy (<i>Papillion, Phalène etc.</i>)
Kromfohländer

Group 10

Sighthounds
Afghan Hound
Saluki
Borzoi
Greyhound
Whippet
Italian Greyhound
Sloughi

Date reviewed: 13 October 2023

Next review: 13 October 2025