

Pet Policy

Policy Name: Pet Policy

Policy No.: 034

1. Introduction

Guernsey Housing Association recognises that pets can provide companionship, comfort and enjoyment, and can have a positive impact on wellbeing.

We aim to support residents to be responsible pet owners while balancing the needs of neighbours and the condition of our homes. We want to strike a balance so that responsible residents can enjoy the benefits of pet ownership.

Pets are welcome where they can be kept responsibly and without causing nuisance, risk or damage. Permission to keep a pet is not automatic and may be withdrawn where conditions are not met.

This policy explains:

- ✓ Which pets may be kept
- ✓ Which pets require permission
- ✓ Tenant responsibilities
- ✓ Action taken where problems arise

2. Applying for Housing


New applicants

Applicants for housing must tell GHA if they currently own, or intend to keep, a pet.

This will not affect an application unless the proposed pet is one that would not be permitted under this policy.

Where necessary, this must be resolved before accommodation is offered.

3. Assistance Animals





 Assistance animals (including guide dogs, hearing dogs, and other trained assistance animals) are not classified as pets under this policy.


They will be permitted where required under relevant equality and disability legislation and will not be refused solely on the basis of this policy. They must still be cared for responsibly and must not cause nuisance or damage.


4. Pets allowed without permission

The following pets may usually be kept without applying for permission, provided numbers remain small and all welfare requirements are met:

Small pets

-  Small Rabbits
-  Guinea pigs
-  Mice
-  Dwarf hamsters

 Small caged birds (e.g. finches, budgies, canaries)

 Fish (see Section 6)

Residents may keep a maximum of:

- 1 or 2 small pets only
- Only one pet per category unless agreed.
- More than two small pets in total from any category you must seek written permission from GHA.

Full permitted species and numbers are listed in Appendix 1 (illustrative only). This list has been drawn up in partnership with the States Veterinary Officer. Tenants are only permitted to have one type of pet from one category.

5. Pets requiring written permission


The following require written approval before being kept:

Permission required for:


 Dogs

 Cats

 Reptiles

 Exotic animals

 Larger birds

 Aquariums over 90 litres

 Any pet not listed in Appendix 1

Applications must be made in writing before becoming owner of the pet.

We may consult:

 States Veterinary Officer

 GSPCA

 Other animal welfare agencies

The final decision rests with GHA.

6. Fish and aquariums

Fish may be kept without permission if tanks are under 90 litres.

Tenants must ensure:

- Safe installation and maintenance
- Safe electrical use
- Leak prevention
- Regular cleaning
- Protection of flooring and furniture

Aquariums over 90 litres require written permission. Approval may depend on property type, floor level, structural considerations, and the proposed location of the aquarium within the home.

7. Conditions for approval

Permission may only be granted where all of the following are met:

Property suitability 🏠

- ✓ The pet is suitable for the size of the property
- ✓ Adequate indoor and outdoor space is available.
- ✓ Dogs require private outside space, garden or balcony
- ✓ House Cats may be permitted in flats but kept responsibly and not allowed to roam in the communal areas
- ✓ The pet must not affect the primary use of the home

Welfare standards 🐾

The tenant must ensure the pet:

- ✓ Has suitable food, water and shelter
- ✓ Receives veterinary care when needed
- ✓ Is protected against fleas, parasites and infestation
- ✓ Is microchipped where appropriate
- ✓ Is neutered where appropriate by a qualified vet.
- ✓ Is licensed where legally required
- ✓ Is cared for properly at all times
- ✓ Prevent prolonged distress or isolation of pets

Behaviour and safety 🧑🏻

The pet must:

- ✓ Be under control at all times
- ✓ Not cause nuisance to neighbours
- ✓ Not bark, howl or make excessive noise
- ✓ Not foul communal or neighbouring areas
- ✓ Not cause smells or hygiene issues
- ✓ Not present a danger to residents, visitors or staff
- ✓ Be kept on a lead in communal areas
- ✓ Not roam unattended (except cats where agreed)
- ✓ Not show aggressive behaviour

Dog may be subject to additional conditions case-by-case.

Tenant responsibilities 📄

The tenant must:

- ✓ Clear up pet waste immediately
- ✓ Maintain the property in good condition
- ✓ Ensure pets are supervised
- ✓ Not keep farm animals
- ✓ Not breed animals
- ✓ Not use pets for sale or commercial purposes

- ✓ Not keep more than 2 cats/dogs in total unless approved
- ✓ Maintain good rent payments
- ✓ Have no current arrears or recent tenancy breaches

8. Damage to property ✖

The tenant is responsible for any damage caused by pets.

This includes:

- Doors, walls, floors, carpets
- Fixtures and fittings
- Gardens and outdoor areas
- Communal areas
- Neighbouring properties

Examples include:

- 🐾 Scratching
- 🦷 Chewing
- 💩 Fouling
- 🐛 Infestation
- 💧 Aquarium leaks
- 👃 Persistent odours

All repair costs will be charged to the tenant.

9. Inspections 👁️

We may inspect a property and may intervene where concerns arise regarding:

- Pet welfare
- Property condition
- Nuisance complaints
- Damage to the property
- There is infestation linked to pets
- Breach of tenancy

Reasonable notice will normally be given.

10. Breach of policy ⚠

Permission may be withdrawn where:

- ✗ Conditions in this policy are breached
- ✗ The pet causes nuisance
- ✗ The pet causes damage
- ✗ The pet creates safety concerns
- ✗ The tenant breaches tenancy conditions
- ✗ Animal welfare concerns arise









11. Enforcement

Where breaches continue, we may:

- 1 Issue written warnings
- 2 Require corrective action
- 3 Withdraw pet permission
- 4 Require removal or rehoming of the pet
- 5 Recharge costs
- 6 Take legal action or seek possession of the property

12. Prohibited animals

The following are not permitted:

-  Farm animals
-  Hazardless or venomous animals
-  Dangerous dogs not listed in Appendix 2
-  Large reptiles
-  Spiders/scorpions
-  Protected species without licence
-  Animals prohibited by law
-  Any animal considered unsuitable for communal housing

If your potential pet is not on the list, please contact the GHA for conformation.

Full details are listed in Appendix 1.

Appendix 1

The tables below set out the categories of animals that tenants or licence holders may keep as small pets.

- Pets highlighted in **green** do not require permission, provided the tenant or licence holder complies with the stated maximum numbers and, where required, ensures animals are neutered.
- Animals in black need to get permission in writing
- Animals highlighted in **red** are not permitted in GHA properties and must not be kept under any circumstances.

Tenants or licence holders are permitted to keep one option from any section without seeking prior permission. If multiple types of pets are to be kept, written permission must be obtained from GHA.

Rodents

The tables indicate the maximum number allowed and the maximum number of cages.

Rodents - Female rabbits and guinea pigs should be **neutered** for health reasons and to prevent breeding.

Rodent size	Extra Large	Large	Medium	Small	Extra small
Examples	Giant rabbit	Rabbits	Chipmunks	Rats	Dwarf hamsters
		Dwarf rabbits	Chinchilla	Gerbil	Mice
		Guinea pigs (outdoors only)	Degu	Hamster (1)	
Maximum number in this category	4	4	4	4 Only 1 hamster	4
Maximum number of cages	2	2	2	2 for rats/gerbils 1 cage for a hamster	2
Where they must be kept	Outdoors + neutered	Outdoor/indoor + neutered	In/outdoor large cage required	Rats and gerbils need larger cages	Indoors

Birds

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

Bird Size	Extra Large	Large	Medium	Small	Extra - Small
Examples	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	Not permitted	2	2	2	6
Maximum number of cages	None	2	2	2	3
NOTE	Not permitted too loud	Mini Macaws not permitted			

Reptiles and amphibians – tenants applying to keep reptiles and 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.

Reptile/amphibian size	Extra large	large	medium	Small	Extra-small
Examples	Iguana	Monitor lizard	Royal python	Chinese Water Dragon	Brown anole
	Python	Tegus	Bearded Dragon	Corn snake	
	Boa	Snapping turtles	Rat Snake	Hognose snake	
			Kingsnake	Geckos	Geckos
			Chameleons (2)	Chameleons	
			Tortoise	Frogs/Toads	
			Musk Turtles and Terrapins	Blue- tongue Skinks	
Maximum number in this category (not including hatchlings and juveniles)	0		Only 1 snake in this category 2 of others.	2	2
Maximum number of Vivarium (indoor enclosure such as an aquarium or tank)	NOT PERMITTED	NOT PERMITTED	2	2	2
				Only locally bred frogs/toads due to disease in the UK	

Invertebrate – many exotic species of Invertebrate are protected under the CITES regulation. No spiders and Scorpions will be permitted. Those highlighted in red are not permitted.

Invertebrate	Spiders / Scorpions	Mantids cockroaches	Millipedes Stick Insects	Land crab	Land snails
Examples	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
Notes	Venomous not permitted			Keep with companions of their own size	

Appendix 2

Breeds of Dog Considered Suitable for Guernsey Housing Association Accommodation

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

ALL OTHER DOGS ARE NOT ALLOWED

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 2

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

Group 3

Terriers
Bedlington Terrier
Border Terrier
Fox Terrier - Smooth & Wire
Yorkshire Terrier
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 4

Dachshunds
<i>All varieties</i>

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 7

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

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
<i>All Breeds</i>
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>)
Kromfohrländer

Group 10

Sighthounds
Afghan Hound
Saluki
Borzoi
Greyhound
Whippet
Italian Greyhound
Sloughi

12. Review

Policy review date:

December June 2026

Next review date: 2028