

Seaton Beach Management

Pet Policy

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Introduction

We allow you to keep pets where you have the facilities to look after them properly. However, irresponsible pet ownership can cause suffering to animals and nuisance to neighbours. So, we must include rules to control pet ownership at Seaton Beach Apartments.

The Animal Welfare Act 2006

There are now laws to make sure that if you keep a pet you care for it properly. This means making sure the pet has a suitable place to live, is given the right food to eat and is protected from pain, suffering, injury and disease. To find out more, please visit www.defra.gov.uk

Anyone neglecting or abusing their pet will be reported to the RSPCA.

What your lease says about Keeping Pets

- If you live or stay in any Seaton Beach Apartment, you must receive the management company's written permission to keep a pet.
- If you ask our permission to keep more than one dog or cat (or one of each) we will review each request on its own merits. This means we will consider such things as the breed, size and number of pets you want to keep.
- You are not allowed to keep, or have stay in your home, any animals (including cats, dogs, reptiles, insects or birds) that, in our opinion, may cause nuisance or disturbance to anyone in the apartment block or in the local area.
- You must not allow any animals that you keep, to foul any shared areas of the property or on roads, footpaths or play areas in the local areas. You must remove and dispose of any pet droppings hygienically.
- You must not keep or have stay in your property, any animal that is prohibited by law (Dangerous Wild Animals Act 1976) on safety grounds.
- Whether or not you have our written permission to keep an animal, you must make sure that no animal you keep or have stay in your property, causes a nuisance or annoyance to others or damages the property.

Factors we consider when you ask permission to keep a pet or pets

- The breed, size, number and temperament of the pets you are asking permission to keep, or have stay in your property
- Whether the pet/s will have special needs.

In Apartments

Whether the number of pets you want to keep is appropriate to the size of the apartment and the facilities available.

Whether you can promise that your pet(s) will get enough exercise, with good access to a safe and suitable exercise area outside the home.

- We may limit the number of dogs to one.
- We nearly always limit the number of cats to two.
- No exotic animals or farm animals should normally be kept or be allowed to stay in your property.

In all cases where we grant permission to keep or have stay in your property, a pet, this is on condition that the owner looks after it properly. In the case of cats and dogs this includes worming and regular flea treatment as advised by a vet.

Keeping Dogs

- We encourage you to have your dog permanently identified by microchip or tattoo.
- You should not allow your dog to breed.
- In most cases you would be allowed to replace your dog as long as your home is still suitable
- Anyone mistreating or neglecting their dog will be refused permission to keep ANY pet and will be reported to the RSPCA.
- You must keep your dog under control at all times and make sure it does not cause a nuisance or distress to others.

You must never:

- Keep or have stay in your property any breed of dog banned under the 1991 Dangerous Dogs Act or any other UK legislation
- breed or board dogs in your property;
- keep dogs on balconies or in communal walkways unaccompanied;
- chain or tether dogs on any communal land;
- leave your dog alone or unattended overnight or for long periods of time on or in your property.

Keeping cats

- We encourage you to have your cat/s permanently identified.
- You must not let your cat/s breed.
- In most cases you may replace your cat/s as long as your home is suitable. Anyone mistreating or neglecting their cat/s will be refused permission to keep ANY pet and will be reported to the RSPCA.
- You must keep your cats under control at all times and make sure they cause no nuisance or distress to others.

You must never:

- breed or board cats in our property;
- keep cats on balconies or in communal walkways.

Keeping small mammals

- In the case of small animals such as rats, mice, gerbils, hamsters, rabbits and guinea pigs, you must limit them to a maximum of 4 and make sure they are suitably caged for their living conditions.
- No small animals are allowed on balconies or in communal walkways.
- You must avoid letting your pets breed by keeping same-sex or neutered animals.
- You must keep their home free from excess droppings and odours.

Keeping caged birds

- You can keep small caged birds in the home provided their cage is large enough to allow them to spread their wings fully in any direction and they have enough space to perch.
- Ideally you should also let them exercise outside the cage, within your own apartment and ensure they cannot escape.
- You must keep their home free from excess droppings and odours.

Keeping aviary birds outside

This is strictly prohibited

Keeping reptiles and spiders

We don't encourage you to keep these types of animal in an apartment because they need specialised care and living conditions.

- If you wish to keep a reptile or spider in the home you must show that you know how to meet the care and welfare needs of the animal, including providing a suitable environment.

Special Circumstances

If unique or exceptional circumstances suggest we should depart from our normal rules, we will consider any application on its merits.

Nuisance and enforcement

If a neighbour's pet causes nuisance to you, or you think it is not being well cared for, you should report your concerns to the Management Company, who will assist in resolving this matter as soon as possible. However, if you think a pet is being deliberately mistreated, you should first report your concerns to the RSPCA Animal Cruelty Hotline – 0870 55 55 999.

Making a complaint

The Management Company will acknowledge your complaint in writing and let you know how long it will take – in most cases this will be within 10 working days.

The following section sets out the action we will take against any tenant who keeps or allows to stay, any animal but:

- has not got our permission to keep their pet or pets; or
- has our permission, but does not look after their pet or pets properly; or
- has let their pet cause nuisance or distress to people living nearby.

Straying and Fouling

If you continually allow your pet or pets to roam and stray unattended or allow them to foul and do not immediately remove and dispose of the mess, then you will get a written warning that you must rectify the situation immediately. If you fail to do so, we will take formal action against you if necessary and this could mean you have to re-home your pet and/or face legal prosecution.

Excessive noise

If pets, in particular dogs, cause noise nuisance by barking, howling or scratching, then you must stop them doing so at once. You can get help and advice from a vet, dog warden or other appropriate expert. If the problem persists, we will take action and you may have to re-home your pet and/or face legal prosecution.

Flea and vermin infestation

If you fail to keep your home clean, tidy and free from animal mess, fleas or vermin, you must put things right immediately and seek any help you need.

Pets that are or could be aggressive

If we think your pet may threaten, frighten or harm other people and stop them going about their business or benefiting from quiet enjoyment of their home, you must rectify the situation immediately. You should seek advice from a vet, dog warden or other expert. If you cannot keep the animal under control, or where we think a particular type or breed of animal is inappropriate to where you live, we will tell you to re-home the pet.

All tenants who choose to keep pets take full responsibility for their care, welfare and behaviour. You are responsible for ensuring your pet does not cause nuisance to others or break the terms of your lease agreement or any other legislation. Anyone who knowingly does not look after their pet properly is committing a criminal offence (The Animal Welfare Act 2006).

Irresponsible pet owners will NOT be allowed to keep pets in apartment accommodation and may lose any right or permission they may have had in the past and will be reported to the RSPCA. Further information can be found on the Dogs Trust website.