



**Dalmuir Park**  
Housing Association



# A Guide to our policy on the keeping of pets

## Introduction

This leaflet has been produced to inform residents about the Association's policy in relation to the keeping of pets within its housing stock.

The Association takes the view that the welfare of residents and the animals is not best served by allowing dogs within tenemental properties and new build developments mainly consisting of such properties.

Such properties and their poor facilities for the exercising and care of dogs are unsuitable for the animal's welfare and can lead to other associated problems such as uncontrolled dog fouling, a potential nuisance of pets left in properties, noise, unsupervised strays, health risks and physical risks to small children.

## Policy

The Association does not allow the keeping of dogs within its properties with the exception of houses with gardens.

The tenancy agreement (for tenants) and the Deed of Conditions (for Owners) expressly forbid the keeping of all household pets, except with the explicit permission of the Association.

All new tenants must sign a declaration that they do not own a dog and will not acquire one.

Visitors to DPHA property are not permitted to bring their dog even for short visits with the exception of Guide Dogs for the blind or for the hearing impaired.

The Tenancy Agreement and the Housing Application Form both expressly state that dogs are not allowed.

This policy was formulated in consultation with the West Dunbartonshire Council Dog Warden Service and the Milton Animal Welfare Centre.

Requests for permission to keep other animals will be considered and permission will not be unreasonably withheld. Legal restrictions are in place in the criminal and civil law to deal with certain types of exotic creatures. Other domestic creatures such as house cats, rabbits and fish are likely to be allowed. However where the animals are deemed to cause nuisance, for example, where cats are allowed to roam with the potential to foul common areas or contribute to issues of public health concerns, permission will not be given or will be withdrawn.

## Operation of the Policy

As with all communications the Newsletter will keep residents up to date about any policy issues.

Residents may advise the Association of any breach of this policy and the Housing Officer will respond by personal visit. Such complaints will follow the normal Estate Management complaints procedure.

Should a resident fail to remove the dog the Housing Officer will decide in conjunction with the Housing Services Manager on the most appropriate legal remedy.

Tenants who are found to be keeping a dog will be advised in writing and given reasonable time to remove the dog from the premises.

Failure to adhere to this request will result in further communications which will outline next stages of the process. Thereafter the Association will determine whether to proceed with legal action. The options are Repossession (Eviction) or Specific Implement (A Sheriff ordering a tenant to comply). Any expenses resulting from a successful outcome will be recharged to the resident.

## Appeals

As with any decision made by staff who operate the policy, residents can use the complaints procedure and formally appeal any decision to the Association's Management Committee. The process also allows a final appeal to the Scottish Public Services Ombudsman.

Where residents are in doubt they should arrange to discuss the matter with their Housing Officer.

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We are committed to equality and diversity, valuing people's differences and aim to provide a service to all of our customers. We are happy to make any of our information available in other formats and languages. If you need this information in Braille, on audio tape, in large print or in a different language, please let us know. We will also be happy to arrange a sign or language interpreter on request. If you need any more help or advice, our staff will be happy to help.