Archie Homes

Pet Policy

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Policy checklist	
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Archie Homes will provide this policy, on request at no cost, in large print, in Braille, in audio or other non-written format, and in a variety of languages.

The purpose of this policy is to outline our approach to dealing with pets in residents' homes. This policy applies to residents living in Affordable and Shared Ownership properties.

Your Lease or Tenancy Agreement will state whether pets are allowed in your home, and whether you need permission. If you live in a block of flats, we will operate a strict no-pets policy.

If your Lease or Tenancy Agreement does allow pets, a Pet Consent Form must be completed and sent to Archie Homes. Archie Homes will confirm if the request is approved; consent will not be unreasonably withheld. You do not require permission for small pets such as hamsters or goldfish.

You must obtain permission for:

- Any cats or dogs
- Running a pet-related business from home (e.g., grooming, dog walking, pet sitting)
- Installing cat or dog flaps

When considering your request, we will take into account:

- Your Lease or Tenancy Agreement
- The size and breed of pet.
- Suitability of the accommodation

- Your ability to care for the pet, including any previous issues
- Local issues relating to pets or anti-social behaviour
- Any noise-related breaches
- Whether the arrangement is temporary

We will grant permission for assistance dogs. We may ask you to sign a Pet Agreement.

If permission is refused, we will explain why. If we discover a pet being kept without permission, we may grant permission retrospectively. If you feel a refusal is unfair, you can appeal via our Complaints Policy.

If consent is given, you must keep animals in a reasonable manner and not allow them to cause nuisance or damage to your home.

You must not keep, or allow visitors to bring to your home, any livestock or animals classed as dangerous or wild in law. Visitors may bring animals to your home temporarily, as long as they do not cause nuisance to neighbours. If you live in a block, this may be prohibited – please refer to your Lease or Tenancy Agreement. We may ask you to keep animals in a separate room when we visit your home (e.g., contractors attending to carry out repairs).

You and your visitors must keep dogs on a lead at all times in communal areas of our buildings or grounds, and ensure any mess is cleared up.

Failure to meet these expectations may be a breach of your Tenancy Agreement or Lease.

We encourage responsible pet ownership. We will involve the RSPCA immediately where we suspect animal cruelty or neglect, and we encourage anyone who reports concerns to us to do the same.

We do not allow:

- Any animal listed in the Dangerous Wild Animals Act 1976 (including large or venomous snakes and certain spiders)
- Dogs listed in Section 1 of the Dangerous Dogs Act 1991
- Farm animals (sheep, goats, pigs, cattle, horses, cockerels)
- Bees
- Residents must not bury pets in any private or communal garden.

If issues arise (e.g., noise complaints), we will work with you in line with our Anti-Social Behaviour Policy.

We may ask you to rehome your pet if:

- You keep pets without required permission
- Your pet causes nuisance and you do not work with us to resolve it
- Your pet continues to cause nuisance with no further resolution available
- Your pet injures other animals or people
- Your pet causes property damage or creates unhygienic conditions
- You have too many pets

If rehoming is required, we will explain why and agree a timescale in writing.

Failure to act may result in possession proceedings for breach of tenancy.

This policy will be reviewed annually unless legislation requires otherwise.