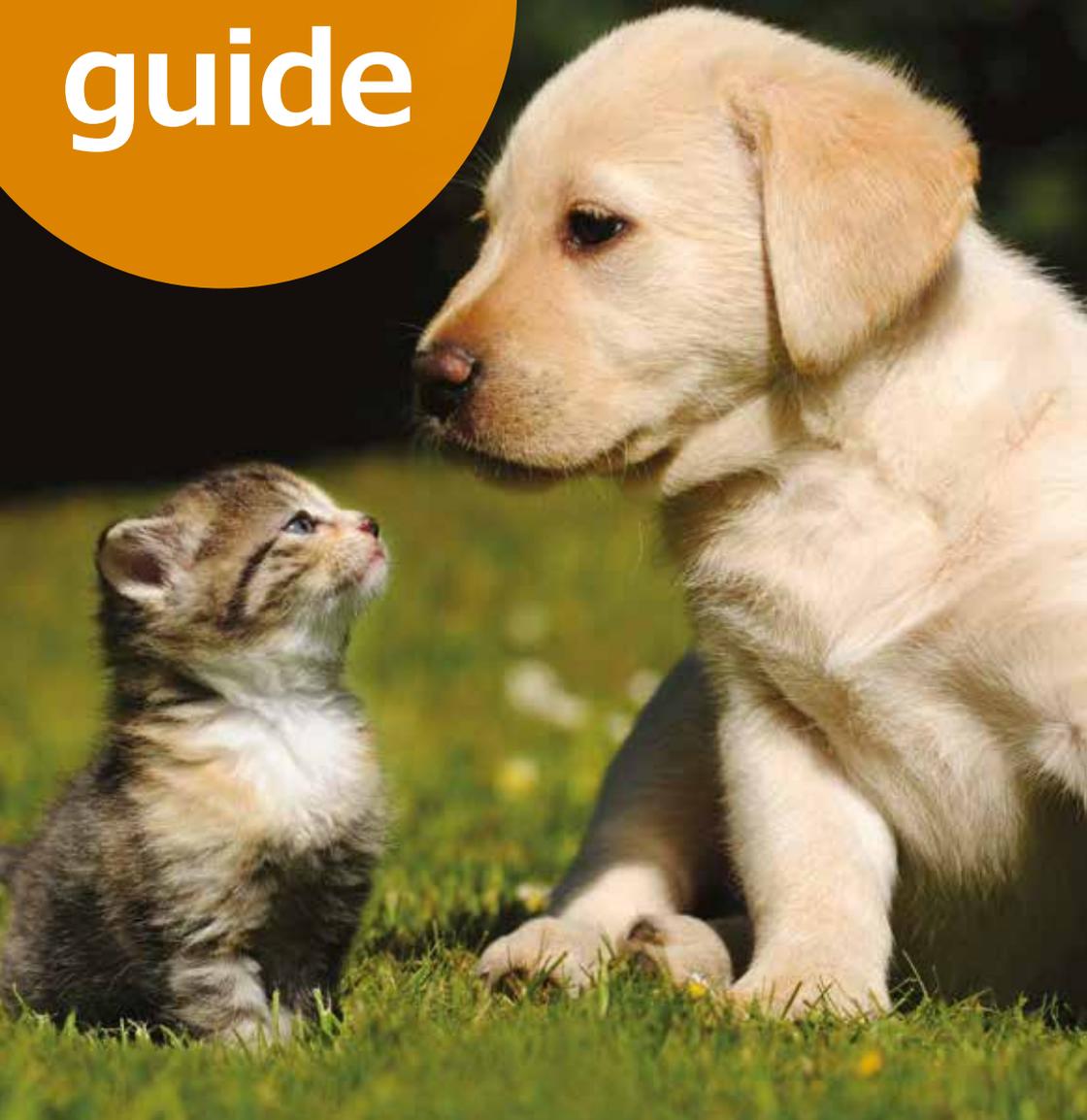


Pet guide



Bolton
at **Home**



Contents

- 4 Introduction
- 4 Applying to keep a pet
- 4 Animals you will not be given permission to keep
- 5 What our tenancy agreement says about pets
- 5 Responsible pet ownership
- 6 What is pet nuisance?
- 6 What to do if your neighbours' pet is a nuisance
- 7 What action we can take
- 7 Fireworks
- 7 Diseases pets can pass to humans
- 8 Pets and the law
- 10 Useful contacts

Whether you're a new tenant or have been with us a while, this guide will be useful if you're thinking of getting a pet, already have pets or experiencing issues with a neighbour's pet.

Pets can be good companions but if the owner isn't responsible then pets can cause a nuisance to others. We have processes in place to deal with nuisance and cruelty to animals.

Applying to keep a pet

We'll ask you to complete a permission request form to keep most types of pets. This includes cats, dogs, pigs, rabbits, reptiles, insects, chickens and aquariums. Permission isn't required for guide or hearing dogs, commonly known as assistance dogs.

In the UK, it's against the law to have in your possession, certain types of dog. These are the Pit Bull Terrier, Japanese Tosa, Dogo Argentino and the Fila Brasileiro.

Prohibited dogs will not normally be permitted but if you can provide a current insurance policy and a Certificate of Exemption we may allow permission.

For up to date information please visit the Department for Environment, food and Rural Affairs (DEFRA) website, www.defra.gov.uk.

Pets such as small birds, hamsters, gerbils and goldfish don't require our permission. We do, however need to give permission if you intend to keep multiple numbers, a large aquarium or larger birds.

Please contact your local housing office if you're unsure about which animals you need our permission to keep.

If your request is approved you'll be agreeing to be responsible for the pet at all times and it'll be your responsibility to ensure the pet doesn't cause any type of nuisance to neighbours.

Animals you will not be given permission to keep

Whilst we're happy to allow most pets, permission will NOT be granted for sheep, goats, cattle, horses or geese.

A list of animals which should be licensed under the Dangerous Wild Animals Act 1976 can be obtained at www.gov.uk/licence-wild-animal.



What our tenancy agreement says

It clearly states that you'll need permission for a pet if you live in a flat or maisonette, especially if the property doesn't have access to a private garden.

If there's an ongoing pet issue in your property, permission won't be granted for you to keep additional pets. We also reserve the right to refuse permission if the size or the number of pet/s is unsuitable for the type of property you live in. This will be dealt with on a case by case basis and we'll consider the welfare of the pet at all times.

Responsible pet ownership

We know that pets can ease loneliness and have health and wellbeing benefits. However, looking after them is a big responsibility. Dogs aren't permitted to be in communal areas unless they're on a lead and supervised. Constant barking in the property or garden for long periods of time is a noise nuisance. This may be a sign that your dog is stressed or anxious and you should see a suitable behaviourist. When they

foul you must clean up after them immediately and they need regular exercise.

Before deciding to take a pet on you should consider the following:

- Wellbeing, are you able to exercise it regularly, if required?
- Cost, initial cost of getting the pet, food and bedding. Vet fees for neutering, vaccinations, flea treatments and if they get sick or hurt. It's also advisable to insure and microchip your pet. From April 2016 it will be law to microchip your dog.
- Is your property suitable for the pet you wish to keep? Garden areas, size, etc.
- If you're out at work all day, who'll look after your pet?
- The responsibility of paying for pest control in your home e.g. fleas brought into your home by your pet?
- Who looks after it if you go on holiday?
- Could your pet cause a nuisance, e.g. Will your dog bark constantly when you're out, will you let your dog foul without picking up after it?

What is pet nuisance?

All pet owners have a responsibility to ensure their pet doesn't cause a nuisance to others. Often it's not the type of pet that will cause a nuisance to neighbours but the way its owner cares for and controls it.

Examples of nuisance behaviour are:

- Roaming and unattended animals.
- Aggressive animals.
- Animals attacking a person or another animal.
- Pets fouling in communal areas and owners gardens and not being cleared up immediately.
- Pets fouling in neighbours gardens.
- Excessive noise e.g. dog barking.
- Too many animals within a household.
- Unpleasant pet odours.
- Animals damaging property.
- Attracting other animals and vermin by leaving food outside the property.

You're responsible for your pet and their behaviour at all times. If your pet is causing a nuisance to other neighbours the most helpful thing you can do, is try and see things from their point of view. If a neighbour approaches you with a problem then try to resolve it amicably.

What to do if your neighbours' pet is a nuisance

- If you feel comfortable, approach the owner and see if you can resolve the matter amicably.
- Take early action, don't wait until the situation becomes unbearable.
- Try not to jump to conclusions, listen to the other person's response and don't make unfounded allegations.
- Try to remain calm, don't shout or make abusive remarks and don't retaliate.
- If you feel at risk then walk away.
- If you've approached the owner but the issue isn't resolved then you can either try to speak to them again or contact your local housing office for advice.

If you are not confident about approaching the owner then speak to us at your housing office. In some cases the matter may be referred to our Neighbourhood Safety Team or Enforcement Team for further investigation and action the issue.

What action we can take

In the majority of cases we'll try to resolve the issue informally. If this doesn't work then there are a number of more formal approaches we can take.

These include:

- A referral to the Mediation Service.
- Involving voluntary organisations such as the RSPCA.
- Restricting the number of animals kept at a property.
- Encouraging owners to complete a training course with the Good Dog Partnership.
- Permission to keep a pet could be withdrawn if it causes a nuisance.
- Involving statutory organisations such as the police or the Environmental Health Department.
- Taking other legal action.

Fireworks

Pets can get scared when loud fireworks are being let off.

This may lead to increased noise from pets as well as animals roaming the streets if they've escaped in fear.

To keep your pets safe, here are a few handy tips:

- Create a padded safe area or 'den' e.g. inside a wardrobe or cupboard and cover with pillows and blankets to help soundproof (Do not lock your pet in this).

- Pheromone plug-ins placed nearby safe dens can encourage dogs and cats to remain there.
- Pets, dogs and cats should be microchipped in case they escape from the house whilst scared and confused during fireworks.

For more tips and information, you can visit the RSPCA website: www.rspca.org.uk/adviceandwelfare/pets/general/fireworks

Diseases pets can pass to humans

Pets kept in unhygienic conditions can cause a smell and nuisance to neighbours. They can also spread diseases to their owners and others.

A few are named below:

Cats

Toxoplasmosis is transmitted to humans when they do not wash their hands after coming into contact with cat faeces, this could be while gardening, cleaning out the cat litter tray, or when children play in sandboxes that have been affected.

It is most dangerous to a pregnant woman, who can transfer this infection to her unborn baby through the placenta. This could cause a miscarriage, or may cause the baby to be stillborn or born with congenital toxoplasmosis. This could be fatal for a baby. If the child survives, it can suffer from blindness, jaundice, convulsions and other disabilities.



Avoidance

Ensure that faeces are scooped out of cat litter trays, bagged up and binned on a daily basis. Ensure that cat litter is also replaced regularly. It is recommended that you have a separate cat litter tray for each cat.

Clean hands thoroughly after disposing of faeces or cat litter.

Dogs

Campylobacteriosis, E Coli and other faecal coliforms can be transmitted through dog faeces. The symptoms include; diarrhoea, cramping, abdominal pain, and fever. In extreme cases it can spread to the bloodstream and result in a life-threatening infection.

Salmonellosis is the most common bacterial infection transmitted to humans by other animals. Symptoms include fever, muscle aches, headache, vomiting, and diarrhoea.

Toxocariasis is a rare infection caused by roundworm parasites. It is spread from animals to humans via their infected faeces. Symptoms include a cough, high temperature, stomach pain and headaches. In extreme cases it can cause breathing difficulties and vision loss.



Avoidance

Clean up after your dog by bagging and binning any waste and wash hands thoroughly afterwards. Worm your dog on a regular basis.

Pets and the law

There are many laws regarding keeping animals of all different kinds, some of which are named below. Your local Citizens Advice Bureau will have more information and advice.

Animals Act 1971

Dogs who worry livestock may be shot and the owner prosecuted. Owners must ensure that dogs do not stray onto the road and cause damage.

Dangerous Dogs Act 1991 (amended in 1997 and 2014)

Courts can order dangerous dogs to be destroyed or for the owner to keep it under proper control. Owners whose dog is dangerously out of control risk a prison sentence of up to 14 years and the dog may also be destroyed.



Control of Dogs Order 1992

All dogs must wear a collar showing the owner's name and address whilst in a public place.

Environmental Protection Act 1990

The local authority have the power to seize a stray dog, hold it for seven days and after this time, either rehome, sell or destroy it. It's also an offence to keep an animal in a manner that affects its health or causes a nuisance.

Animal Welfare Act 2006

Pet owners have the responsibility to ensure their pets have a suitable living environment, are free from pain, suffering, injury or disease, are fed correctly, are able to exhibit normal behaviour, have a suitable living environment and are kept with or apart from other animals as appropriate.

Community Protection Notices

These can be served on individuals over the age of 16 for failing to control their dog and causing nuisance to others/ other animals.

Useful contacts

RSPCA

Bolton Branch Advice Centre
205 ST Georges Road
BL1 2PG

01204 521160
www.rspca.org.uk
Cruelty reporting number 0300 1234 999

Dogs Trust

17 Wakley Street
London
EC1V 7RQ

0207 8370006
www.dogstrust.org.uk

This website provides a help and advice section with factsheets that you can download regarding training and how to keep dogs and cats. It also offers low cost neutering for those on benefits.

Staffordshire Bull Terrier Welfare

Barbara Green
Scarbrick House
23 Fern Street
Bolton
BL4 7RY

01204 573942
barbara.sbtrescue@btinternet.com

Cats Protection Bolton & Radcliffe

boltoncats@hotmail.co.uk
07760 780759

Cats Protection

National Cat Centre
Chelwood Gate
Heywards Heath
Sussex
RH17 7TT

03000 121212

Animal Trust Veterinary Surgeons

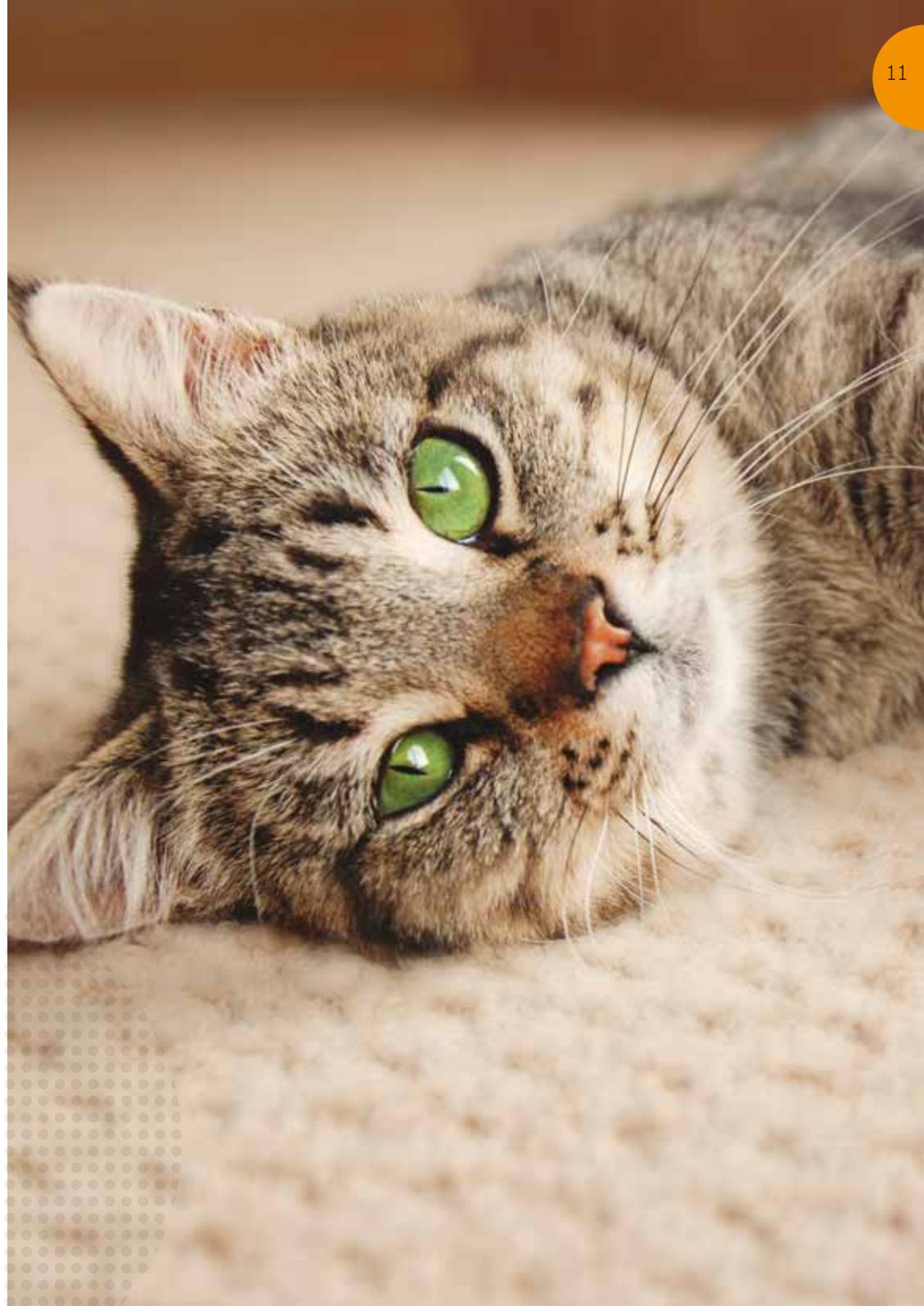
Lower Bridgeman Street
Bolton
BL2 1D

01204 527474
bolton@animaltrust.org.uk

This is a not-for-profit company that offers free consultations, meaning you only pay for medication and not the vet's time.

Animal behaviourists and training instructors

www.abtcouncil.org.uk



For more information contact:

Bolton at Home
98 Waters Meeting Road
Bolton BL1 8SW

Telephone: **01204 328000**
Email: info@boltonathome.org.uk

www.boltonathome.org.uk

If you require this leaflet in any other format, including an alternative language, braille, audio, large print or translation call 01204 328000.

Bolton
at Home