



Pet Policy – A Guide for Perth and Kinross Council Tenants

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Our Pet Policy

Perth and Kinross Council recognises the benefits that pet ownership may bring and encourages responsible pet ownership. In general, where permission is sought, we will allow you to keep a pet at your council tenancy, as per the conditions of your tenancy agreement.

Where permission has not been sought, we will take action as this is a breach of your tenancy agreement. We will also act where you allow your pet to cause nuisance. This includes causing injury to others through biting, barking, nuisance or smells, fouling or pets damaging the property.

Our Policy will describe your responsibilities as a Pet Owner and our responsibilities as your Landlord.

For the purposes of this policy, the term domestic pet covers the following types of animal:

- Bird (caged)
- Cat
- Dog
- Fish
- Rabbit
- Non- poisonous insect or amphibian (e.g. newt)
- Rodent (e.g. hamster, gerbil rat or mouse)
- Small non-poisonous reptile (e.g. terrapin, tortoise)

Under normal circumstances we will permit a maximum of up to two cats or dogs to live with you. However, we will look at each request individually considering the needs of the tenant(s), size of property, surrounding area and species of pet. You should not bring another pet into your home until we have granted permission for them.

At our discretion, we may grant permission for several smaller pets e.g. fish, hamsters, gerbils etc. however cats and dogs should be limited to a maximum of two. In the case of fish, it is not expected that tenants will ask for permission for one goldfish but see permissions below.



It is essential that you research the care requirements of fish before deciding to keep them. Also consider who will be able to care for the fish if you are away, how long they will live, how large they will grow and if you are prepared to invest in what is necessary to care for them. The most common size is 60x30x30cm – holding no more than 60 Litres of water – tenants must provide proof of contents insurance.

Permission may be granted for birds of prey from national authorities or conservation trusts regarding such birds e.g. The Hawk Conservation Trust. In such cases where proof of permission is provided the Council will also grant permission.

Requests for pets which would normally be housed externally such as rabbits, may be allowed depending on circumstances and the size of the hutch required in relation to garden ground and if the garden ground is a shared area.

We will not allow permission for:

- Pets to be kept on a balcony.
- Pets which are prohibited by the Dangerous Dogs Act 1991. The breeds banned by the Dangerous Dogs Act are:
 - Pit Bull Terrier
 - Japanese Tosa
 - Dogo Argentino
 - Fila Brasileiro.

Please note: It's illegal to own, sell, breed, give away or abandon any of these dogs. The law also applies to crossbreed.

XL Bully Dogs

The Scottish Government introduced new safeguarding regulations regarding XL Bully dogs in February 2024. These regulations are intended to ensure public safety and make it an offence to:

- have an XL Bully in public without a lead and muzzle
- breed from an XL Bully dog
- rehome, sell, buy or transfer ownership of an XL Bully dog



- abandon an XL Bully dog or let it stray
- give away an XL Bully dog

The penalties for anyone convicted of these offences are up to 6 months imprisonment and/or a fine of up to £5,000.

Exemption certificates from 31 July 2024

If you owned an XL Bully dog prior to the regulations taking effect, you must have an exemption certificate - or have applied for one – by 31 July 2024 to own an XL Bully dog.

A registration scheme is being developed. The cost of an exemption will be £92.40 to register one dog. The regulations covering the exemption scheme will be subject to scrutiny by the Scottish Parliament on 27 March 2024.

Perth & Kinross Council's Position

Council tenants are required to have permission to keep pets. The conditions attached to this permission and the process for obtaining permission are outlined in this Policy. As the regulations relating to XL Bully dogs are still developing, the Policy will be updated as different stages of the regulations are implemented.

It is already an offence to rehome or transfer ownership of an XL Bully dog so requests from tenants to bring a new XL Bully dog into their household will automatically be declined and the Council's Dog Control Team and Police Scotland will be notified.

Where an applicant for housing has an XL Bully dog that they've owned since before the safeguarding regulations took effect in February 2024, and then receives an offer of Council housing, the applicant will be required to seek permission for the XL Bully dog prior to signing for the tenancy. The Council will consider the broader interests and welfare of our workforce, other tenants and residents and the wider community. As such, a higher threshold will be required to be met for permission for an XL Bully dog compared to other types of pets. This will include:

- Evidence of full compliance with the safeguarding regulations including an exemption certificate when that becomes available.
- Details of the dog's microchip will need to be provided.



- Evidence of when the dog was acquired will need to be provided. This could include paperwork relating to the purchase, confirmation from a Vet etc.
- Evidence that the applicant/tenant has adequate public liability insurance.
- Measures to protect Council staff and contractors working on behalf of the Council who are required to visit the property in the course of their duties. The measures will include a requirement for an XL Bully dog to be muzzled and secured in an appropriate area.

The animal must not be an endangered or protected species or any species where to keep the animal would contravene any other legislation.

Tenants will not be permitted to keep pets where they have failed to keep a previous or existing pet under control or where there were concerns with barking, nuisance or smells, fouling or pets damaging the property.

In all cases, your ability to care for the pet(s) will be taken into consideration prior to permission being granted.

The suitability of a house or flat type will be assessed when considering whether to grant permission for a pet although permission will not be withheld unreasonably. Permission will be granted for most property types unless there is a ground for refusal.

Restrictions, however, are placed on purpose built sheltered housing and multi-storey flats due to the communal layout and lack of exclusive garden areas.

- **Sheltered Housing Complexes**
No dogs or cats will be allowed in a purpose-built sheltered unit unless the tenants has a special need (e.g., guide dog, support dog, contributing to the wellbeing of the tenant) or they are a new tenant with an existing pet. In the latter instance permission will only be given if the tenant is able to care for the pet and once the pet dies permission will not be given to replace it.
- **Converted Sheltered Properties**
Where garden ground exists permission will be allowed for a pet but the tenant's ability to care for the animal must also be considered.
- **Multi-Storey Flats**
No dogs or cats will be allowed in these blocks unless the tenant is new and has an existing pet, which must not be replaced on death. Guide dogs and recognised "support" dogs will be allowed.



You must apply for permission to keep a pet in your home (including looking after someone else's pet regularly).

You must look after your pet(s) responsibly. Ownership is a privilege, not a right, and you must comply with these guidelines and ensure your animal's welfare.

You will make good any damage caused to the property by your pet(s) – including the irreversible leakage of odours, such as those made by male cats.

You will only be permitted to keep the number of pets specified in our letter confirming permission has been given. If you exceed the number of pets permitted, we may take enforcement action, including eviction, against you as a breach of your tenancy agreement.

You must have your dog or cat permanently identified by microchip or tattoo. You are required by law to have your dog or cat micro chipped. Dogs should also wear a collar and tag and cats should be neutered. We require proof of microchipping number from Microchipping Certificate, Pet Passport or any vet documentation with the microchipping number.

The control of your pets and any pets visiting your property are your responsibility. If cats are allowed free access outside, then you must take steps to ensure that they do not cause a nuisance to your neighbours. Dogs must always be kept under control and on a lead when in public areas. They must never be allowed outside your property on their own – this includes communal areas, balconies, stairwells or closes. Dog faeces must be removed immediately.

If we receive noise complaints that your dog is barking excessively and you do not take steps to resolve the issue you could be liable to a fine, on conviction, of up to £1000.

Dogs must not cause damage when unsupervised – and should not be left alone for more than 4 hours.

If you wish to construct outside accommodation, other than a hutch and exercise pen for small mammals, you must ask us for permission. An application for such permission must include plans of the proposed construction and details of the species to be kept.

No pet should be left in the property alone for more than 12 hours unless clear arrangements have been made to provide adequate care. In general, this will require the



pet to be boarded elsewhere but close supervision by a neighbour may be adequate for some animals.

You must provide contact details of a nominated person to your Locality Housing Team in the event that you are unable to look after your pet, for example if you are unexpectedly taken into hospital, or were unavailable due to other circumstances. In the absence of an available contact, we may notify the SSPCA to protect the animal's welfare. Any costs associated with the removal of pets will be charged to you.

You must not breed any animal kept in your property, gift or offer any animal for sale from the property under any circumstances.

You should apply to the council if you would like to run any pet related business from your tenancy (Dog Walking, Pet Sitting).

You are responsible for the health and welfare of your pets. Under the Animal Health and Welfare (Scotland) Act 2006 this is called a duty of care. This requires proper day-to-day management and care of your pet and includes routine healthcare such as regular control of parasites (fleas and worms), vaccinations and neutering where appropriate. When applying to keep a pet you must provide the name of your vet and evidence from them that your pet is regularly treated. Where there is a flea infestation, it is your responsibility to fumigate and treat pest infestations.

If you or someone you know would like a copy of this document in another language or format, (on occasion only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000

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如果你或你的朋友希望得到這文件的其他語言版本或形式 (某些時候，這些文件只會是概要式的翻譯)，請聯絡 Customer Service Centre 01738 475000 來替你安排。

Jeżeli chciałbyś lub ktoś chciałby uzyskać kopię owego dokumentu w innym języku niż język angielski lub w innym formacie (istnieje możliwość uzyskania streszczenia owego dokumentu w innym języku niż język angielski), Proszę kontaktować się z Customer Service Centre 01738 475000

P eжете-li si Vy, anebo n kdo, koho znáte, kopii této listiny v jiném jazyce anebo jiném formátu (v n kterých p ípadech bude p cložen pouze stru ný obsah listiny) Kontaktujte prosím Customer Service Centre 01738 475000 na vy ízení této požadavky.

Если вам или кому либо кого вы знаете необходима копия этого документа на другом языке или в другом формате, вы можете запросить сокращенную копию документа обратившись Customer Service Centre 01738 475000

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You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.