



## ONCHAN DISTRICT COMMISSIONERS

### Pet Policy and Guidance Notes

You are allowed to keep pets **with the permission of Onchan District Commissioners.**

Our definition of pets is dogs, cats, small caged birds (not pigeons), rodents, rabbits, non-poisonous insects and small non-poisonous reptiles or fish.

The tenant shall not keep any dog, cat or noisy or dangerous animal or bird in, or about, the Property without the written consent of the Commission and in no case shall fowls or poultry be kept on the Property. Written permission must be sought **BEFORE** obtaining such pets and such permission will be restricted to **one cat or one dog per household depending on the size of the garden and the property.**

If you are living in a scheme with more than four flats in the block, tenants can only keep small caged pets.

The following conditions apply to ALL tenants who are granted permission to keep a pet:

- Pets must be kept under control at all times.
- Pets must not cause any nuisance to neighbours, i.e. straying on to neighbouring gardens, letting your dog bark for a long period of time;
- Pets must not foul on shared areas or estate roads, footpaths and green areas;
- Pets must not be allowed to foul inside the property, except for caged pets and pets trained to use a litter tray. Any pet faeces must be removed immediately from the garden or outside areas and disposed of safely and hygienically;
- Pets must be kept under control when Onchan District Commissioners' staff or contractors visit the home;
- Tenants must not leave their pets in the property when they are away unless clear arrangements have been made for their care;
- Tenants must ensure that their animal will not cause damage to the property if they are left unsupervised;
- All pets kept at the property must be vaccinated and regularly treated for fleas and worms (if appropriate);
- Tenants are responsible for keeping all areas of the property clean and free from parasites, such as fleas;
- Tenants may not breed animals or offer for sale any animal in the property;
- Any animal listed in the schedule of the Dangerous Wild Animals Act 1976 may not be kept at the property;
- Any dog listed under the Dangerous Dogs Act 1991 may not be kept at the property with the exception of dogs registered on the Index of Exempted Dogs.
- Tenants are responsible for their pets in accordance with the Animal Welfare Act. If the Onchan District Commissioners believes that a pet kept in the property has been neglected or abandoned, they will report it to an appropriate animal welfare organisation.

Tenants are required to pay for any damage their animal has caused to the property and garden including fixed contents within the property and it is recommended they take out adequate insurance to cover this eventuality. For the avoidance of doubt any such damage shall not be deemed to be fair wear and tear.

Tenants must professionally clean the property when they move out, ensuring that all floors are thoroughly cleaned and treated for fleas and mites and any possible infested floor coverings are removed and disposed of in a courteous manner.

Onchan District Commissioners will make all reasonable support available to tenants to ensure they understand the policy and their responsibilities to comply with this policy. If tenants require any assistance in understanding the policy or completing a Pet Application Form, the Housing Officer will assist them in doing so.

Onchan District Commissioners will use the information provided in accordance with the Data Protection Act 2001 for the purpose of housing management. On occasions the information may also be shared between different Departments of the Commissioners and with third parties such as contractors working on the Commission's behalf and the Department of Infrastructure. In such instances the Commissioners will ensure that your personal data is processed in accordance with the Data Protection Act 2002.

### **Prohibited Activities**

- We will not allow the sale of pets within Onchan District Commissioners' properties.
- Residents must seek permission from Onchan District Commissioners if they wish to pet sit or have a pet reside in their property for longer than one day within seven days.
- Residents are responsible for ensuring any dogs visiting their property are accompanied by their owners and they do not cause a nuisance.
- Onchan District Commissioners will not give permission for residents to install cat or dog flaps if the fitting affects the integrity of the door.

This policy will be reviewed annually by the Housing Manager.

# ONCHAN DISTRICT COMMISSIONERS PERMISSION REQUEST FOR A PET TO BE KEPT AT THE PREMISES

Please read the guidance notes on the separate sheet and complete this form prior to acquiring a pet that you wish to live in, or about the property with you. Written permission must be sought **BEFORE** obtaining such pets and such permission will not unreasonably be refused but will be restricted to the Commissioners policy.

<b>Tenant Name:</b>	
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<b>Address:</b>	
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<b>Telephone Number:</b>	
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<b>email:</b>	
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<b>Date:</b>	
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*Please note that it is the policy of Onchan District Commissioners' that permission would normally only be given to retain either one cat or one dog, such permission being specific to the animal in question. Any additional pets will require special consideration and approval by the Board of Onchan District Commissioners.*

## PETS

**In line with Regulation (1) of the Tenancy Agreement, I hereby apply for permission to keep the following animal(s) at the address shown.**

<b>What type of animal or pet would you like?</b>	
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<b>Number of pets you wish to keep</b>	
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<b>How old is the pet(s) at application:</b>	
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**Please name the breed of dog you want permission to keep?**

(Please enter the breed type, e.g. Labrador, or enter the cross breed type, e.g. Collie Cross. If it is not possible to tell simply enter 'cross breed unknown' or 'mongrel')

Size of Dog                                  Large       Medium       Small

Colour                                   Age                                   Sex

Neutered/Spayed      Yes       No       Unknown       Too Young

Microchip No:

Will the dog come from the MSPCA or another animal rescue organisation?                                  Yes                                   No

If 'Yes', and not the MSPCA, please provide the name and address of the organisation.

At the present time, are there any animals or pets kept at the address?                                  Yes                                   No

If 'Yes', please enter details of any animals or pets kept at this address.

I can confirm that I have read and fully understand the Pet Policy & Guidance Notes for Onchan District Commissioners and understand my **responsibilities under my tenancy agreement**.

I understand that I am fully liable for the care, welfare and behaviour of my pet(s) and will ensure that they do not cause any damage or nuisance or disturbance to my neighbours or others.

I understand that Onchan District Commissioners has the right to withdraw any permission to keep a pet at its discretion.

Signature: .....

Date: