





RADIUS HOUSING ASSOCIATION		Document No: HPO014	
		Prepared by:	C. Cackett
TITLE: Pets Policy		Authorised By:	L. Wilson
		Date:	6 August 2024
		Version No:	7
		Date Ratified by SMT:	6 Aug 24
		To be Reviewed:	Aug 27
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1.0 Introduction

- 1.1 Radius Housing Association understands and recognises that keeping a pet offers significant benefits to owners and therefore would encourage this.
- 1.2 This policy is intended to outline the conditions under which a tenant may keep an animal in any Radius accommodation. It is not exhaustive, and the Area Housing Manager has discretion to relax the policy in exceptional circumstances.

2.0 Application for a Pet

- 2.1 In accordance with the Conditions of Tenancy, tenants are required to seek written permission from Radius before bringing a pet onto our property and are responsible for the health and welfare of their pet at all times. All tenants are required to complete an Application for a Pet & Responsible Pet Owner Agreement (HF207) before approval to allow a pet to be kept in Radius property will be given.
- 2.2 If a tenant has a pet, prior to moving to a Radius property, they must seek permission to bring this pet along with them into their new tenancy. The necessary documentation must be completed and forwarded to the Housing Officer prior to moving into Radius property.
- 2.3 Written permission must be sought for the number and type of pet which may be kept in a Radius property. Dogs listed in the Dangerous Dogs Act 1991 and any animal listed in the Schedule of the Dangerous Wild Animals Act 1976 may not be kept. This is to protect the health and safety of any residents and employees of Radius who may encounter them.
- 2.4 Permission for a pet will depend on the location of the property and suitability of the pet for the environment in which they will be living, considering the impact on their neighbours.
- 2.5 Tenants are responsible to make good any damage caused to the property by their pets.
- 2.6 In general, Radius will not give permission to keep more than one pet to those living in an apartment. These rules are not there to stop tenants enjoying pets, but to ensure that everyone living in the scheme can enjoy living there.

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2.7 Radius will inform the applicant on the outcome of their application to keep a pet in writing.

3.0 Tenant Responsibilities as a Pet Owner

3.1 The tenant is responsible to request written permission to keep a pet.

3.2 Tenants must agree and comply with the guidelines within the Responsible Pet Owner Agreement. Failure to do so will constitute a breach of the Conditions of Tenancy which may result in legal action.

3.3 Dog owners must also adhere to The Dogs (Northern Ireland) Order 1983 which sets out their responsibilities in terms of licenses, control of dogs and enforcement.

4.0 Dangerous Dogs

4.1 The Dangerous Dogs (Designated Type) Order (Northern Ireland) 2024 was made on 14th June 2024. This adds XL Bully type dogs to the current list of “dogs bred for fighting” under the purposes of Article 25A of The Dogs (NI) Order 1983.

4.2 From 5th July 2024, it is a legal requirement for all XL Bully Dogs to be kept on a leash and muzzled when in any public space. In addition, no XL Bully dog can be bred, given away or sold. The dog must be kept in a secure place.



4.3 From 1st August 2024, XL Bully Dog Owners can apply for an Exemption Certificate to their Local District Council. After 31st December, it will be illegal to own an XL Bully dog without an Exemption Certificate.

4.4 *Dangerous Dogs in Radius Properties*

While Radius recognises the benefits of pets, we have a responsibility to address concerns of illegal behaviour such as concerns about dangerous dogs that do not comply with the Order. Owning an XL Bully without a valid Exemption Certificate, after 31st December 2024, is illegal and can lead to a breach of tenancy.

4.5 *Reporting Concerns about a Dangerous Dog*

If you're a Radius tenant concerned about a dog in a Radius property that might violate the Order (e.g., not muzzled or lacking a valid Exemption Certificate), contact your

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local District Council or Housing Officer. Radius may also report potentially dangerous dogs to the relevant authorities.

4.6 Handling Reports of Dangerous Dogs

If Radius is made aware of a dangerous dog, violating the Order's regulations and timelines, we will:

- a) Add an alert to the tenancy to warn staff and contractors who may visit the property,
- b) Verify if the Tenant has a valid Exemption Certificate (after 31st December 24),
- c) Report non-compliant tenants to the relevant authorities,
- d) Seek legal advice and pursue legal action, if appropriate.

5.0 Complaints

5.1 For tenants who wish to make a complaint about a neighbour's pet, Radius encourages tenants to:

- a) Speak to their neighbours in the first instance to resolve informally.
- b) Contact their local Council for noise nuisance or concerns about the animal's welfare. The Animal Welfare Officers within the local councils have statutory enforcement powers and can take a range of actions. The PSNI may assist council officers where a dog is a risk to public safety.

5.2 Complaints about pets will be handled on a case-by-case basis by Radius with appropriate action and in consultation with relevant agencies.

Associated Forms:

- HF207 Application for a Pet & Responsible Pet Owners Agreement
 PET01 Pet Application Outcome Letter

This Policy has been screened and complies with Section 75.

The Policy has been "Tenant Approved" by the Tenant Executive Committee