
Pet Policy

June 2026

Housing Services

Stroud District Council
Ebley Mill
Stroud
GL5 4UB

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Document Responsibility		
Name	Document title	Service
Tenant relationship Manager	Pet Policy	Housing Services

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June 2026	Version 1.4	Michelle Elliott	Amendment to permissions and Reformatting of document

Policy Review			
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Document Review and Approvals		
Name	Action	Date
Housing Committee	Approved	November 2021
Strategic Head of Housing and Chair Housing Committee	Reviewed and approved	June 2023, August 2024, June 2025, June 2026

1 INTRODUCTION

1.1 Purpose and scope

- I. Stroud District Council (SDC), recognises the health and wellbeing benefits that owning a pet can bring, reducing loneliness and improve mental health. SDC accepts that pets should be welcomed in our properties and are happy to support our tenants in pet ownership. However, we also accept that rules have to be adhered to ensuring that irresponsible pet owners are prevented from causing a nuisance or health and safety risk to other residents in the community.
- II. This policy applies to all Council owned homes, including the provision of temporary accommodation. If tenants have to move into temporary or emergency housing then Stroud District Council will work with tenants to ensure their pets are able to move on a temporary basis with them or we will support and facilitate a kennel stay if the tenants prefer.
- III. This Policy is aligned to legislative requirements and guidance provided by the RSPCA and PDSA.

2 LANDLORD PERMISSION

- 2.1 Tenant Services consider that the following **pets** are reasonable to live in our properties, however, permission must first be agreed by the appropriate Housing Officer.
- Domestic cats and dogs
 - Fish (Tenant Services do not give permission for ponds to be installed in gardens)
 - Budgies and canaries
 - Small animals such as rabbits, hamsters and guinea pigs
- 2.2 You may be permitted to keep **livestock** on our land. You must have written permission from us prior to taking on responsibility for any livestock. The keeping of poultry and some species of livestock may be permitted within the grounds of a property if the tenant can show their experience of keeping those animals, there is space at the property and the welfare of the animals can be assured. Requests will be considered on a case-by-case basis.
- 2.3 **Assistance dogs** (or other animals) are not considered pets; they're relied upon to help with the owner or family member with day-to-day activities and trained to perform specific tasks. There is no formal register for assistance dogs, however several organisations maintain their own voluntary register.
- 2.4 **Therapy animals** provide emotional support and comfort and do not perform specific tasks for individuals with disabilities. Therapy dogs are not officially registered but are typically certified. They are considered pets for the purpose of this policy and will follow the same process as other requests for permission.
- 2.5 Requests to foster or temporarily look after pets on behalf of others e.g. animal charities will follow the same process as other requests for permission.
- 2.6 Should you wish to keep pets that need caging, such as chickens, rabbits, guinea pigs etc. then permission must be obtained if you wish to house the pet in a cage or hut in the grounds of the property. Requests for permission should include a plan of the proposed structure with details of the species that will be housed within. We will not be able to facilitate this request in a communal area.

- 2.7 Any requests for permission need to be made in writing to your Housing Officer at Housing Services, Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, GL5 4UB or emailed to housing.management@stroud.gov.uk.

Withdrawal of Permissions

- 2.8 If the pet policy is not adhered to then enforcement action may be taken and permission to keep a pet withdrawn.
- 2.9 Permission to keep a pet may be refused or withdrawn, at our discretion, where there is clear, documented evidence that the pet is causing persistent nuisance, disturbance, or anti-social behaviour, or where the resident fails to comply with the terms of this pet policy and maintain the animal's welfare or causes a health & safety risk to others. This may include substantiated complaints, inspection findings, or repeated breaches of agreed conditions. Residents will normally be given the opportunity to address concerns and comply with the policy before a refusal is confirmed, unless the severity of the issue requires immediate action. Any refusal will be proportionate, evidence based, and the reasons clearly explained and provided in writing.

3 EXEMPTIONS AND EXCLUSIONS

- 3.1 Housing Services will not permit cockerels to be kept on our property as these have previously led to significant noise complaints.
- 3.2 Housing Services will not grant permission for residents to keep dangerous animals, such as dangerous dogs, poisonous insects, spiders, or snakes.

Dangerous Dogs

- 3.3 The Dangerous Dogs Act 1991 states it is an offence to keep specific breeds of dogs:
- Pit Bulls
 - Japanese Tosas
 - Dogos Argentinos
 - Filas Brazilerios
 - XL Bully
- 3.4 Therefore, these breeds will not be acceptable, unless an owner can prove a specific animal is on the Index of Exempted Dogs (IED) are legally owned and the owner continues to comply with the exemption conditions.

Wild Animals

- 3.5 Wild animals are not allowed to be kept as pets. The Dangerous Wild Animals Act 1976 prohibits individuals from keeping wild animals as pets such as (but not limited to):
- Monkeys
 - Venomous Snakes
 - Crocodiles

Breeding and Sale of Animals

- 3.6 The breeding and sale of animals is strictly prohibited from our properties.
- 3.7 Tenants may not operate any other business associated with animals from the property without receiving prior written permission from us to do so. Permission may be refused or revoked if, for example, we are of the view that the business is or is likely to cause a

nuisance or annoyance to other residents, businesses or our staff, agents or contractors, or if we are concerned it may damage the property.

Cat Flaps

- 3.8 Due to fire legislation we are unable to give permission for cat flaps to be installed in any fire door as this would compromise the integrity of the door and the subsequent safety of any tenant(s). We can also not allow cat flaps to be installed in composite doors as this would invalidate the warranty on the door.

4 TENANT RESPONSIBILITIES

- 4.1 Tenants will have a responsibility to ensure that their pets do not cause a nuisance to others. This includes the following rules:

- Dogs must be kept on a lead when in communal areas.
- Dogs must have a collar and ID tag worn when outside of the property.
- Excessive noise (such as dog barking constantly) will not be tolerated and will be investigated in terms of a breach of tenancy and may result in permissions being withdrawn.
- Pets should not be allowed to roam in either communal facilities or across the grounds.
- For the consideration of other tenants, pets must not be left on their own for an excessive amount of time as this can cause excessive behaviour problems.
- Pets must not be allowed to damage property. If damage is caused tenants will be subjected to a financial recharge.
- Food must not be left outside the property as this could attract vermin.
- Pet must be controlled and staff, contractors and visitors must not be at risk when attending your home.
- You must dispose of any fouling or mess created by your pet immediately and in a hygienic manner.

- 4.2 We expect tenants to ensure:

- All Cats/dogs MUST be neutered/spayed and micro-chipped.
- Pets should be vaccinated and treated appropriately to prevent flea infestation.
- Faeces must be picked up and disposed of correctly. Animal faeces must not be left in communal gardens. This will result in permissions being withdrawn and any cost of cleaning/removal of faeces will be charged to the tenant
- Litter trays and cages (as appropriate) should be cleaned out regularly and disposed of in an appropriate manner.
- Where possible, tenants should always take out insurance for their pets.

- 4.3 All pets should be looked after in line with guidance given by the PDSA
<https://www.pdsa.org.uk/taking-care-of-your-pet/looking-after-your-pet/birds-fish-and-other-pets>

- 4.4 It is a legal requirement for all owners to ensure that their pets have:
- Adequate protection from suffering and disease
 - A suitable environment to live in
 - Are able to exhibit a normal behaviour pattern
 - A suitable diet and access to a constant supply of fresh, clean water

- 4.5 Failure of a tenant to comply with their responsibilities under this policy and the terms of their tenancy agreement may result in withdrawal of permission to keep any pet.

Reporting an Animal Welfare Concern or Breach of Tenancy

- 4.4 If you wish to report a concern regarding pet owners, including nuisance animals, welfare, health or cruelty issues you can speak with your Housing Officer on 01453 766321 or email Tenancy.management@stroud.gov.uk and an investigation will be undertaken.
- 4.5 If you witness immediate cruelty taking place, please call the RSPCA 24-hour cruelty line on 0300 1234 999.

5 LANDLORD RESPONSIBILITIES

Evictions & Abandonment

- 5.1 Should an eviction be necessary, SDC will ensure that any pets are considered during the eviction process. Where possible appropriate arrangements will be made before the eviction.
- 5.2 Should SDC believe a property has been abandoned and the tenant has no intention of returning but has left pets behind, SDC will make appropriate arrangements to manage the welfare of the animals and arrange for them to be rehomed. Any costs incurred by SDC may be recharged to the former tenant.

Rehoming Pets

- 5.3 SDC will work within the legal framework (see appendix 1) and a multi-agency context to support tenants to find homes for their pets if they are no longer able to care for them.
- 5.3.1 We may signpost tenants and support them with a referral to The Cinnamon Trust at <https://cinnamon.org.uk>. The Cinnamon Trust will arrange support and foster homes for animals for older people or those who are living with a terminal illness.
- 5.3.2 We may also signpost to the Cotswold Cats & Dogs home at [Giving Up Your Pet - Cotswolds Dogs and Cats Home](#).
- 5.4 If tenants need support to rehome their pets temporarily then SDC will work with other agencies and kennels to facilitate this. This includes tenants seeking refuge from domestic abuse and those who are moving into temporary accommodation. Pets are welcomed into all of SDC's temporary accommodation properties.

In the event of an Emergency

- 5.5 There should be a named person who will take responsibility for the pet in an emergency or should the tenant become incapacitated in any way. Tenants should provide SDC with written and signed confirmation from their emergency contact, showing they are willing to take care of the animals in an emergency.
- 5.6 In the event of an emergency if the named person is not able to take responsibility for the pet, then SDC will arrange accommodation at a kennel or cattery and the cost will be charged to the tenant. However, if a tenant is experiencing financial constraints, support can be considered through the discretionary Tenant Support Fund.
- 5.7 In the event of the tenant becoming incapacitated and there is no person to take responsibility for the pet, then SDC will arrange for the pet to be taken care of in an

appropriate manner. Attempts to rehome an animal will always be the first line of enquiry.

- 5.8 SDC can provide targeted cost of living assistance to tenants who are experiencing financial hardship and recognise that rising costs can place additional strain on pet owners. Please speak to your Housing Officer about the support available including through the discretionary Tenant Support Fund.

6 APPEALS AND COMPLAINTS

Appeals

- 6.1 The keeping of a pet is at the sole discretion of Tenant Services. Appeals against any decision under this policy may be made in writing to the Tenant Relationship Manager, whose decision will be final. Appeals will be responded to within 28 days.

Complaints

- 6.2 If you wish to make a complain you may do so in line with our Complaints and Feedback policy. More details can be found on our website at www.stroud.gov.uk.

7 RELATED DOCUMENTS

- Tenancy Agreement terms and conditions
- Tenancy and Estate Management Policy
- Vulnerability and Inclusive Services Policy
- Repairs and Maintenance (rechargeable repairs) Policy
- Complaints and Feedback Policy

8 LEGISLATION

- Anti-Social Behaviour Crime and Policing Act 2014
- Animal Welfare Act 2006
- Dangerous Dogs Act 1991
- Care Act 2014

9 APPENDICES

- A. Section 47 of the Care Act 2014 considerations
- B. Advice and Guidance

Appendix 1

Section 47 of the Care Act 2014 refers to protecting pets and includes:

Duty to Protect Property:

Local authorities have a duty to take reasonable steps to protect the moveable property of adults who are unable to manage their own affairs, including pets.

When the Duty Applies:

Section 47 applies when an adult is receiving care and support services that involve accommodation or is admitted to hospital, and it appears there's a risk of loss or damage to their property because they are unable to protect it, and no suitable arrangements are in place.

Reasonable Steps:

Local authorities must take reasonable steps to prevent or mitigate the loss or damage, which may include securing the property, finding suitable care for pets, or storing personal belongings.

Entry to Premises:

Local authorities can enter the premises where the adult was living to protect their property, provided they do so at reasonable times and on reasonable notice.

Dealing with Property:

They can also deal with the property in any way that is reasonably necessary to prevent or mitigate loss or damage.

Reimbursement:

Local authorities can also seek to recover from the adult the reasonable expenses incurred in protecting their property, including costs related to pet care.

Appendix 2 – Advice and Guidance

Local reputable animal welfare & veterinary organisations

Stroud Five Valleys Veterinary Practice	01453 765304
Clockhouse Veterinary Hospital	01453 752555
Bowbridge Veterinary Group	01453 762350
Valley Cat Rescue	01453 886354
Cotswold Cats & Dogs Home	01453 890014
RSPCA Stroud	01453 412180
Teckels Animal Sanctuary	01452 740300
Cats Protection League	0845 371 2730

RSPCA Guidance

[Pet Advice & Tips - RSPCA - rspca.org.uk](https://rspca.org.uk/pet-advice)

PDSA Guidance

<https://www.pdsa.org.uk/taking-care-of-your-pet/looking-after-your-pet/birds-fish-and-other-pets>

Cotswold Cats & Dogs Home Support and Guidance

[Support & Advice - Cotswolds Dogs and Cats Home](https://cotswoldshome.org.uk/support-advice)

The Cinnamon Trust Advice and Guidance

[Welcome to The Cinnamon Trust - The Cinnamon Trust](https://thecinnamontrust.org.uk/welcome)