

It's a dog's life

Pets can be an important part of any tenant's household, but they can also be an annoyance to neighbours. This leaflet seeks to highlight ways that such annoyance or nuisance can be prevented or tackled.



What Prospect expects

Our Tenancy Agreement states that tenants may not 'keep any domestic pet without written permission', that 'they must keep any pet under supervision and control' and 'ensure that it does not cause nuisance to neighbours or damage to property or common areas'.

Where permission is granted to keep pets, Prospect restricts the number and types of pet which can be kept.

We expect that tenants will take every precaution to make sure that pets do not become a problem to others.

Permission required

Any tenant who wishes to keep a pet should seek permission from Prospect and will normally be required to put their request in writing.

Where permission is granted, the tenant will receive a letter outlining conditions regarding the control of the pet, etc. and stating that permission may be withdrawn if these are not kept.

Permission will not be given for any 'pets' which by their very nature are difficult to restrain or control, e.g. pigeons, non-domestic animals, etc.

Why dogs bark

Dogs are not by nature solitary animals. They may bark because they are lonely, bored or seeking attention. Similarly, a dog may bark because it is defending its territory or because it wants to join in what's going on outside.

- A well trained dog will not bark unnecessarily and



should be able to tell between people allowed into the house and people who are intruders.

- Good training combined with affection and companionship should mean that a dog will not develop bad habits. Start young and start as you mean to go on.

Keep within the law

Dogs should be trained not to foul in public places or in communal back greens, etc. – if they do, use a 'poop scoop' to clear the mess.

In public places dogs must wear a collar and identification tag and dangerous dogs must be muzzled. Dogs should also be kept on a lead when other people are around as not everyone loves them.

Solving the problem

If people are suffering a nuisance caused by dogs, or in some cases other pets, there are a number of steps which can be taken.

- Prospect can seek to enforce the conditions of tenancy or withdraw permission for a pet which belongs to tenants, their household or visitors.
- The Environmental Health Department can take action where nuisance is caused by barking, fouling or stray dogs and the Police have powers to deal with dangerous dogs.

Tenants may therefore wish to contact these agencies regarding nuisance.

Alternatively any aggrieved person can take action against a dog owner under Section 48 of the Civic Government (Scotland) Act.