

From: [Foi Enquiries](#)
To: [REDACTED]
Subject: FOI-17-1172 - Cats in Social Housing
Date: 31 August 2017 15:49:29
Attachments: [Further Information - Right to Review & Appeal.pdf](#)
[FOI-17-1172 - Response - Aug 2017.docx](#)
[FOI-17-1172 - Pets \(Para 2.5\).pdf](#)

Dear [REDACTED]

Thank you for your information request of 11 August 2017. Aberdeen City Council (ACC) has completed the necessary search for the information requested.

Find attached a formal Freedom of Information request.

The request relates to social housing (and sheltered accommodation) and pet policies.

Please see attached our response.

We hope this helps with your request.

Yours sincerely,

Grant Webster
Information Compliance Officer

INFORMATION ABOUT THE HANDLING OF YOUR REQUEST

ACC handled your request for information in accordance with the provisions of the Freedom of Information (Scotland) Act 2002. Please refer to the attached PDF for more information about your rights under FOISA.

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*03000 numbers are free to call if you have 'free minutes' included in your mobile call plan.
Calls from BT landlines will be charged at the local call rate of 10.24p per minute (the same as 01224s).

www.aberdeencity.gov.uk

Under the Freedom of Information (Scotland) Act 2002 we would like to make a formal request for the information set out in the form below.

Please note that this form relates solely to social housing your Local Authority provides – it doesn't apply to Housing Association-provided accommodation.

Section one: You and your Local Authority

Completed by	
Full name	Graham Souter
Role	Housing Manager
Local Authority	Aberdeen City Council
Email	gsouter@aberdeencity.gov.uk
Telephone	01224522135

Housing contact		
Please provide the name, job title and contact details of a lead Housing contact for your Local Authority		
Name	Job title	Email
Graham Souter	Housing Manager	gsouter@aberdeencity.gov.uk
Comment		

Section two: Local Authority-provided social housing

Including homes managed by 'Arms Length Management Organisations' or 'Tenant Management Organisations' but not including sheltered accommodation (dealt with in section 3) or homes provided through Housing Associations

Question One	
Are the social homes your Local Authority provides (excluding sheltered accommodation or homes provided through Housing Associations)...	
Managed by one or more Arms Length Management Organisations (ALMOs)?	None
In your ALMO-managed social homes, is the ALMO responsible for pet policy?	N/A
Managed by one or more Tenant Management Organisations (TMOs)?	None
In your TMO-managed social homes, is the TMO responsible for pet policy?	N/A
Comment	

Question Two	
Does your Local Authority have a pet clause in standard tenancy agreements that apply to social homes? If yes, please return a copy or link of that agreement and pet clause with your completed Fol form. If no, please include any guidelines or internal procedures on pet ownership you do give social tenants around owning and keepings pets.	Yes
Does this pet clause... (tick N/A below if your council does not have one)	
Allow cats to be kept as pets under certain conditions?	Yes
Require specific written permission for pet cats?	Yes
Require cats to have access to a garden or private entrance to the property?	No
Specify a maximum number of cats allowed per property? (If yes, how many?)	No
Require pet cats to be neutered?	No
Require pet cats to be microchipped?	No

Require pet cats to have up-to-date vaccinations?	No
Some Local Authorities keep registers of all pets living in their social homes.	
Does your Local Authority keep a pet register?	No
<i>Comment</i>	

Question Three	
Does your Local Authority have a policy / procedure for dealing with cats that have been abandoned or left behind in one of your properties?	Yes
Does your Local Authority offer or promote any kind of low-cost neutering scheme for cat owners, either yourselves or through an animal welfare charity?	No
Multi-Cat households are households where multiple pet cats are causing problems such as noise and unsanitary conditions (e.g. cat hoarders).	
In the calendar year 2016, did your Local Authority intervene to provide help with any multi-cat households? (Specifically in directly-provided social homes)	No
If yes, how many multi-cat households did you intervene in? (Specifically in directly-provided social homes)	N/A
<i>Comment</i>	

Question Four	
How many social homes does your Local Authority provide? (not including sheltered accommodation or homes provided through Housing Associations)	
If you don't know, please provide an estimated or most-recent figure.	
Number or Estimate:	19951
<i>Comment</i>	

Section three: Local Authority-provided sheltered accommodation

Including sheltered accommodation managed by 'Arms Length Management Organisations' or 'Tenant Management Organisations' but not including housing provided through Housing Associations

Question One	
Is the sheltered accommodation your Local Authority provides (excluding sheltered accommodation provided through Housing Associations)...	
Managed by one or more Arms Length Management Organisations (ALMOs)?	None
In your ALMO-managed sheltered homes, is the ALMO responsible for pet policy?	N/A
Managed by one or more Tenant Management Organisations (TMOs)?	None
In your TMO-managed sheltered homes, is the TMO responsible for pet policy?	N/A
<i>Comment</i>	

Question Two	
Does your Local Authority have a pet clause in standard tenancy agreements that apply to sheltered accommodation? If yes, please return a copy or link of that agreement and pet clause with your completed FoI form. If no, please include any guidelines or internal procedures on pet ownership you do give social tenants around owning and keepings pets.	Yes
Does this pet clause... (tick N/A below if your council does not have one)	
Allow cats to be kept as pets under certain conditions?	Yes
Require specific written permission for pet cats?	Yes
Require cats to have access to a garden or private entrance to the property?	No
Specify a maximum number of cats allowed per property? (If yes, how many?)	No
Require pet cats to be neutered?	No
Require pet cats to be microchipped?	No
Require pet cats to have up-to-date vaccinations?	No

Some Local Authorities keep registers of all pets living in their sheltered homes.

Does your Local Authority keep a pet register?

No

Comment

Question Three

Multi-Cat households are households where multiple pet cats are causing problems such as noise and unsanitary conditions (e.g. cat hoarders).

In the calendar year 2016, did your Local Authority intervene to provide help with any multi-cat households? (Specifically in directly-provided sheltered accommodation)

No

If yes, how many multi-cat households did you intervene in? (Specifically in directly-provided sheltered accommodation)

N/A

Comment

Question Four

How much sheltered accommodation does your Local Authority provide? (not including sheltered accommodation provided through Housing Associations)

If you don't know, please provide an estimated or most-recent figure.

Number or Estimate: 2042

Comment

USE OF THE HOUSE AND THE COMMON PARTS

2 **USE OF THE HOUSE AND THE COMMON PARTS**

2.1 You must take entry to the house, occupy and furnish it and use it solely as your only or principal home. You are entitled to have members of your family occupying the house with you, as long as this does not lead to overcrowding. If we ask, you must tell us who is living in the house. You must tell us who is living in the house when you take entry and of any later changes to who is living there.

2.2 You, those living with you, and your visitors must take reasonable care to prevent damage to:

- the house
- decoration;
- our furniture;
- the fixtures and fittings;
- the common parts;
- your neighbours' property.

You, those living with you, and your visitors must take reasonable care to prevent injury to:

- your neighbours or anyone within the neighbourhood.

For example:

- before you leave the house unoccupied, you must check reasonably thoroughly that there is no risk of damage from fire, water or gas supplies in the house;
- you must tell us if you intend to go away for more than four weeks and the house will be unoccupied during that time;
- if the house is going to be unoccupied for any length of time, and there is a risk of water pipes freezing when you are away, you must tell us before you leave.

2.3 RUNNING A BUSINESS

You must not run any kind of business, or allow any kind of business to be run, from the house without our written permission. You must get our written permission before you start doing any of these things. See paragraph 10.3 for more information about this. If we give permission, we may also increase your rent.

2.4 OVERCROWDING

You must not allow the house to become overcrowded. If the overcrowding is as a result of an increase in the size of your family living with you, you should apply to us for a house transfer. We will try to get you a larger house. In this circumstance only, we will not treat you as being in breach of this condition. However, if we offer you suitable alternative accommodation you must agree to take it unless there are good reasons for not taking it.

2.5 KEEPING OF PETS

You must get our written permission before keeping a pet: see paragraph 10.3 for how to do this. We will not permit you to keep a dog unless it is registered under our Dog Registration Scheme. You will not be permitted to keep any pet if doing so is prohibited

2 USE OF THE HOUSE AND THE COMMON PARTS

by the Dangerous Dogs Act 1991 or any other law, or if the pet is classed as a dangerous wild animal in the Dangerous Wild Animals Act 1976. Before giving our permission, we will need to be satisfied that:

- a) keeping the pet will not be contrary to the public interest for reasons of safety, nuisance (including fouling or noise or smell) or any other reason (including reasons related to the type of house you live in);
- b) you are a suitable person to keep the pet on the basis (where relevant) of knowledge, experience and training;
- c) the conditions and facilities you will provide for the pet are adequate to ensure that it will have
 - freedom from hunger and thirst;
 - freedom from discomfort;
 - freedom from pain, injury or disease;
 - freedom to express normal behaviour;
- d) the pet's diet does not include live animals, insects or other creatures.

We may require you to provide us with a vet's certificate about any of these matters, at your expense.

2.6 ILLEGAL OR IMMORAL USE

You must not use or allow the house to be used for illegal or immoral purposes. This includes, but is not limited to, the following: possessing, producing or dealing in controlled drugs; running a brothel; dealing in stolen goods; illegal betting and illegal gambling.

2.7 HEATING

While you are in occupation of the house, you must make reasonable efforts to heat the house. You must make reasonable efforts to ventilate the house using any suitable means provided in the house for doing so.

2.8 CLEANING OF COMMON PARTS

You must take your turn, with all other tenants and owner-occupiers sharing the common parts, in keeping them clean and tidy. If you share a common stair, you must also take your turn in regularly cleaning, washing and keeping tidy the common stair, its windows, banisters and any bin chute accesses. If you and the others cannot agree on the arrangements for doing this or you fail to do the work, we are entitled to decide exactly what you should do and when. Before making our decision, we will consult with you and the others. Our decision will be binding on you. If you do not do the work stated in this paragraph, we may do it ourselves and charge you for it. This is in addition to any other legal remedies open to us.

2.9 USE OF COMMON PARTS

You must comply with any local arrangements for the use and sharing of the common parts including drying greens and drying areas. All ropes, props and other items shall be taken down and stored when not in use for drying washing and the like. You must comply with any rotas we lay down for the use and sharing of the common parts. In cases of dispute between the users of the common parts, we are entitled to decide the arrangements and rotas for the use of, and the sharing of, the common parts. Before making our decision, we will consult with you. Our decision will be binding on you.