

Paul Smith – RSPCA





# Homes for All

## Regulation of private rented housing & pets good practice guide

Paul Smith: Public Affairs Manager

# The RSPCA in Wales

- Based in Cardiff as well as an administrative office in Welshpool, Animal Centres in Newport and near Colwyn Bay, and a dedicated veterinary clinic in Merthyr Tydfil
- Fourteen independent branches, with one operating it's own animal centre in Swansea
- Dedicated Media, Campaigns, Events and Public Affairs Team
- Receive approx. 50,000 calls from Wales each year just to NCC
  - Of these 9,895 were complaints of cruelty in 2016
- Also in 2016 the RSPCA:
  - collected and rescued over 7,500 animals
  - issued over 7,000 welfare and warning notices
  - secured 120 convictions with 100% success rate in court
  - rehomed 1,750 animals
  - neutered 4,500 animals
  - gathered over 25,000 campaign actions by our supporters

# Key facts:

- 1 in 3 people in Wales live in rented accommodation
- 47% of households in Wales have at least one animal
- Tenants with pets can stay up to twice as long in a property compared to other renters

The key question is - why would you disregard half your market?

# Pets policy and tenancy agreements

Landlord and tenants to clearly state within the tenancy agreement what is expected and should include:

- An owner's legal responsibilities to ensure the welfare needs of the animals in their care under the Animal Welfare Act.
- Where appropriate the number and/or species of animals allowed at the property.
- The process which will be adopted if unauthorised pets are discovered at the property.
- A ban on activity such as animal breeding or pet vending from the premises.
- That an owner must ensure the pet does not cause a nuisance or be used in a manner which could be deemed anti-social.

# Helping to promote responsible ownership

Under the Animal Welfare Act (2006) the five welfare needs of animals include:

- Its need for a suitable environment
  - Its need for a suitable diet
  - Its need to be able to exhibit normal behaviour patterns
  - Any need it has to be housed with, or apart from, other animals, and
  - Its need to be protected from pain, suffering, injury and disease
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- RSPCA Cymru would also encourage landlords and housing associations to promote neutering and microchipping with wide ranging advice for owners.



# Top tips

- Be flexible to maximise your rental options
- Make sure everything is written down - do not agree to a pet over the phone:
  - Include everything in the tenancy agreement
  - Clear instructions on what is and isn't allowed
  - The process for temporary pets - friends/emergency
  - What happens if they break the rules
  - List of contact details for vets and charities for help and advice
- Written and photographed itinerary with all marks noted down at the start of the tenancy
- Option for an increased deposit to cover the possibility of damage





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[www.PoliticalAnimal.wales](http://www.PoliticalAnimal.wales)

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/housing-wales**



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# Community Animal Welfare Footprints

The only award scheme recognising good practice from local authorities, housing providers and contingency planners in relation to animal welfare.

Enter the awards



[politicalanimal.org.uk/cawfhome](http://politicalanimal.org.uk/cawfhome)

# Key RSPCA Cymru campaigns

- **Animals are not objects:** including animal sentience from the EU Lisbon Treaty into the UK Withdrawal Bill
- **Animal offender register for Wales:** conducting a Welsh Government Task and Finish Group to explore the introduction of a register
- **Banning the keeping of primates as pets:** primates are not suitable pets and shouldn't be kept in a domestic setting
- **Stun before slaughter:** making sure all animals are stunned before killed for meat
- **Ending the release of sky lanterns:** banning the use of sky lanterns to protect wild and farm animals as well as humans



# Any questions?

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