

The John Bowley and Sherwood Almshouses – Pet Policy

Purpose

This policy sets out the approach to pets within the almshouses managed by **The John Bowley and Sherwood Almshouses**, balancing residents' needs with the safety and comfort of all.

1. Legal Context

- The **Renters Reform Bill** does **not strictly apply to almshouses**, as almshouses operate under **licenses** rather than tenancies.
 - Therefore, almshouses are **not currently obligated to accept pets** under the Bill.
 - However, **in the spirit of the Bill**, the trustees will **consider requests for pets on a case-by-case basis**.
-

2. Guide Dogs and Assistance Animals

- Residents who require a **guide dog or registered assistance animal** are fully permitted to have one.
 - No additional permission is required, but residents should **notify the trustees** for record-keeping and support.
-

3. Permission for Other Pets

- Residents must obtain **written permission from the trustees** before bringing any pet into the almshouse.
 - Permission will be considered based on:
 - The type and size of the pet.
 - Suitability of the accommodation.
 - Impact on other residents and communal areas.
-

4. Visiting Pets

- Pets belonging to visitors may be allowed **with prior permission from the trustees**.
- Visiting pets must:
 - Be **well-behaved** at all times.
 - **Not roam unattended in communal areas or gardens**.

- **Not be left unattended in flats or bungalows.**
 - Owners must **clear up any mess created by their pets** immediately.
-

5. Conditions for Keeping Pets

- Pets must **not roam unattended in communal areas or gardens.**
 - None of the properties owned by the charity have private gardens, making them **unsuitable for dogs.**
 - Pets must not cause nuisance, damage property, or pose health risks.
 - Residents are responsible for:
 - The care and welfare of their pet.
 - Cleaning up after their pet in all areas.
 - Ensuring the pet does not disturb other residents.
-

6. Insurance Requirement

- Residents with pets are **liable for any damage caused by their pets.**
 - Residents should therefore **purchase appropriate insurance** to cover:
 - Any damage caused to property owned by **The John Bowley and Sherwood Almshouses.**
-

7. Restrictions

- Trustees reserve the right to refuse permission for certain animals if unsuitable for the almshouse environment.
 - If a pet becomes disruptive or neglected, trustees may require its removal.
-

8. Changes in Circumstances

- If a resident wishes to acquire a new pet or replace an existing one, **fresh permission must be sought.**
-

9. Liability

- Residents are liable for any damage or injury caused by their pet.
-

10. Enforcement

- If these rules are breached, the trustees may:

Approved by trustees
14/1/26

- **Remove permission** for the resident to keep a pet or look after visiting pets.
 - If necessary, **review the resident's appointment** and consider further action in line with the charity's governing documents.
-

Review

This policy will be reviewed annually by the trustees.