

Pest Control Policy

Islington & Shoreditch Housing Association (ISHA)

1.0 Policy Statement

- 1.1 This policy outlines Islington & Shoreditch Housing Association's (ISHA's) approach to dealing with pests in the properties it owns which are occupied by tenants or leaseholders.
- 1.2 This policy does not apply to ISHA's commercial tenants. The responsibilities of the Association and the tenant are outlined in their individual leases.

2.0 Pest Control

- 2.1 Pest control refers to the regulation or management of a species defined as a pest, usually because it is perceived to be detrimental to a person's health, the ecology or the economy.

3.0 Definition of a Pest

- 3.1 For the purposes of this policy a pest is defined as any organism, usually an animal, judged as a threat to humans or to the homes that humans occupy.

4.0 The Legal Position

- 4.1 The Local Authority has a statutory duty to ensure that its district is kept free from pests such as rats and mice under the Prevention of Damage by Pests Act 1949.
- 4.2 The Public Health Act 1936 gives the Local Authority powers to act to kill and remove vermin. The Public Health Act 1961 gives further powers to the Local Authority to deal with nuisance caused by feral pigeons and certain other birds.
- 4.3 The Wildlife and Countryside Act 1981 (WCA) as amended gives special protection to certain wild animals and the Local Authorities are therefore prohibited from intentionally killing, injuring or disturbing bats, crickets, sand lizards, slow worms, snakes and common frogs & toads.
- 4.4 Some infestations can cause a statutory nuisance. These commonly include rats, mice, pharaoh ants and cockroaches.

5.0 How ISHA will deal with Reports of Infestations by Pests

- 5.1 In the first instance residents will be expected to seek advice and take their own action to deal with any pests or infestation. This could include using powder to deal with ants, setting mousetraps etc but excludes directly employing pest control services. If it is immediately clear that the infestation is such that tenant action will not be sufficient ISHA should be contacted.
- 5.2 Before ISHA intervenes all services provided without charge by the local authority must be exhausted.
- 5.3 ISHA will deliver a service to deal with infestations of rats, mice, pharaoh ants, cockroaches and any other pest that could cause a statutory nuisance. The service could include delivering treatments and, if there are any defects to the property allowing pests to get inside, carrying out proofing works to stop access. If a problem occurs in a new property and is as a result of a building defect, costs will be recharged to the contractor if it is within the defects period.
- 5.4 ISHA will not treat infestations of wasps, moths or bedbugs without charge. The local authority may provide services for these pests but may also charge. ISHA will however provide information regarding services provided by Local Authorities.
- 5.5 If, in the opinion of contractors or staff, any infestation treated is the result of the actions of the resident, the charge for any treatment and/or works will be made to that tenant. Contractors, Surveyors, Estate Officers, Tenancy Services Managers and Supported Housing Managers can make this decision after visiting the property where the infestation has been reported. Exemptions can be made e.g. for vulnerable tenants. Exemption from charges is at the discretion of the Operations Director, Tenancy Services Managers and Supported Housing Manager.
- 5.6 ISHA will deal with infestations that affect communal areas. If any infestation in communal areas or properties is caused by the lifestyle of any tenant that tenant will be recharged.

6.0 Review of the Pest Control Policy

- 6.1 This policy will be reviewed within five years or sooner if the statutory duty to deal with pests changes.

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