

# PEST CONTROL POLICY

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Policy approved by:	OMT
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EIA Required?	<input type="checkbox"/>
EIA Completed?	<input type="checkbox"/>
Revision number:	6
Lead officer:	Anila Khalid

## 1 INTRODUCTION

- 1.1 For the purposes of this Policy, a pest is defined as a living creature that can be harmful, hampers human activities and/or causes damage to buildings or gardens. For example, rats, mice, cockroaches and wasps, this is not an exhaustive list.
- 1.2 Pests can be detrimental to the condition of housing stock and can pose a health risk to those who reside in and around the property.
- 1.3 Stockport Council (The Council) provides a Pest Control Service throughout the Borough to all properties. The types of pests treated can be found by visiting the Council's website - <http://www.stockport.gov.uk/services/environment/envhealth/pestcontrol/?view=Standard>
- 1.4 The Council have a legal obligation to remove rats and mice from any property within the borough as per the Prevention of Damage Act by Pests 1949. Pest treatments are chargeable though those in receipt of benefits may receive a discount. SHL follow this approach and will cover the cost of treatments for rats as mice as detailed in 3.4 to ensure all SHL properties are free from rat and mice infestation.
- 1.5 The Pest Control Policy seeks to explain Stockport Homes' (SHG) approach to the removal of pest infestations.

## 2 STRATEGIC LINKS

- 2.1 The Pest Control Policy links with
  - SHG's Estate inspections and Customer Walkabout Policy.
  - SHG's Tenancy Contact Policy
  - SHG's Rechargeable Repairs Policy.
  - SHG's Tenancy Breaches Policy.
  - Environmental Protection Act 1990 (as amended).
  - Prevention of Damage by Pests Act 1949.

## 3 KEY FEATURES OF THE POLICY

- 3.1 SHG will pay for the removal of infestations of rats, mice, squirrels or cockroaches from individual SHG managed tenancies (not leasehold or shared ownership properties), under the following circumstances:
  - They are determined to be a health risk, or
  - They have the potential to cause damage to the property, and,
  - They have not been caused by the lifestyle of the occupant.

- 3.2 In the event that the infestation has been caused due to poor property condition for example disposal of waste of the occupant, we would still treat the property but would also engage with the occupant to offer support to improve the property condition.
- 3.3 SHG residents will be expected to pay for the removal of pests from their own properties in any other circumstances.
- 3.4 SHG will arrange and pay for the removal of all pests from communal areas of SHG blocks, sheltered schemes, temporary accommodation schemes, leasehold blocks or shared ownership blocks as necessary. These include rats, mice, squirrels, cockroaches, wasps, fleas or ants, this list is not exhaustive. SHG will arrange to recharge lease-holders and shared owners for a proportion of the cost of this work.
- 3.5 Treatment to remove a pest infestation may include preventative measures or follow up work or repairs by SHG.
- 3.6 Any repair or preventative work carried out to an SHG property must be done by or with permission from SHG and must maintain the structure of the building. Where possible, no work should result in damage to the building.
- 3.7 SHG works closely with the Pest Control Service at the Council to mitigate the outbreak of pest infestations in blocks. Where an infestation has occurred, treatment will be considered in other non-affected areas to help contain any outbreak. Information and advice will be provided to residents affected.
- 3.8 SHG will assist the Pest Control Service in gaining access to those affected properties. Failure to allow access may result in legal action and recharge for the costs associated with gaining access.

## **4 EQUALITY IMPACT ASSESSMENT (EIA)**

- 4.1 The equality impact screening consultation showed there will be no differential impact from the implementation of this policy to people of different protected characteristics.

## **5 OWNERSHIP, MONITORING & REVIEW**

- 5.1 This policy is owned by the Operations Directorate. It will be monitored by the Housing Management Team and reviewed at least every three years and in line with any legislative changes.