

Request

Please can you provide me with:

- Completed Inspection Form that enabled Animal Activity Licence Nos AAL0158 (valid 22/05/2023 to 21/05/2024) to be issued to Dogs Country Club, Slag Lane, Lowton in respect of Boarding for Dogs in Kennels.
- Completed Inspection Form that enabled Animal Activity Licence Nos AAL0130 (valid 16/09/2022 to 17/03/2024) to be issued to Dogs Country Club Slag Lane, Lowton in respect of Day Care for Dogs.

Both Licences are listed on your Current Animal Activity Licence as published on 28 July 2023

Response

See attached

Inspection Form – Boarding for Dogs in Kennels
The Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018



Name of Premises

Address of Premises

*In order to receive a licence a business will need to meet all of the minimum standards outlined in this document. In addition, businesses are encouraged to apply higher standards. To distinguish required higher standards from optional ones they have each been given a specific colour which is used in each guidance section. Higher standards that appear in **blue text** are required in order for a business to be classed as high standard, whereas those that appear in **red text** are optional.*

The conditions are listed below with the guidance shown in italics. Please complete the inspection form in full. Failure to complete it and submit it with your application could result in a delay in your application being processed.

Part A – General Conditions (Schedule 2 of the Regulations)

Condition / Guidance	Applicant Notes / Comments	Officer Notes / Comments	Compliant Y or N <i>(Officer use only)</i>
1.0 Licence Display			
1.1 A copy of the licence must be clearly and prominently displayed on any premises used for the licensable activity. <i>The licensed premises address must be displayed on the licence. It must be displayed in a public-facing area of the premises, such as the entrance.</i>	In the main reception	Will displayed alongside other licence for day care in main reception office.	Y
1.2 The name of the licence holder followed by the number of the licence holder's licence must be clearly and prominently displayed on any website used in respect of the licensable activity.	It will be along side our daycare licence	Requires adding to Website once issued.	Y
2.0 Records			
2.1 The licence holder must ensure that at any time all the records that the licence holder is required to keep as a condition of the licence are available for inspection	Online and on the computer	Mix of paper on computer records retained.	Y

by an inspector in a visible and legible form or, where any such records are stored in electronic form, in a form from which they can readily be produced in a visible and legible form.		Aware need to produce at future inspections.	
2.2 The licence holder must keep all such records for at least three years beginning with the date on which the record was created. <i>Electronic records must be backed up.</i>	Backed up using Microsoft one drive	Applicant aware of condition.	Y
3.0 Use, number and type of animal			
3.1 No animals or types of animal other than those animals and types of animal specified in the licensable activity licence may be used in relation to the relevant <i>This licence applies only to the boarding of dogs. However, if there are welfare concerns relating to other animals then the inspector should inform any or all of the following, as appropriate:</i> <ul style="list-style-type: none"> • <i>the relevant person in the local authority</i> • <i>the police</i> • <i>a suitable animal welfare organisation</i> 	Dogs only on site	Applicant also has Dog Day Care on site. These are 2 totally separate environments and are separate buildings in use.	Y
3.2 The number of animals kept for the activity at any time must not exceed the maximum that is reasonable taking into account the facilities and staffing on any premises used for the licensable activity. <i>The licence conditions must clearly state the numbers of dogs that are kept for the licensable activity permitted at the premises. Undeclared numbers would be a breach of the licence, especially if not reflected in increased staffing levels.</i> <i>Consideration of what is reasonable should take into account where a licenced premises keeps other dogs that are outside of the licenced activity, but who are cared for by the same staff which might impact facilities and staffing (for example, pets and retired dogs).</i>	We will not exceed our licence numbers	The total numbers of dogs on site for boarding will be 10 . Currently 5 units only in use for boarding. Only 5 dogs allowed unless dogs are sharing unit as same family members.	Y
4.0 Staffing			
4.1 Sufficient numbers of people who are competent for the purpose must be available to provide a level of care that ensures that the welfare needs of all the animals are met.	Experienced and nvq level 3 staff on site. We have sufficient staff to give 15-1 dog to staff ratio	Applicant aware and advised to differentiate which staff are performing kennels duties on day rotas in addition to day care.	Y

<p><i>Each member of staff should have 25 dogs or less to care for.</i></p> <p><i>If there is evidence that the dog's welfare needs are not being met, you should consider the staffing levels against:</i></p> <ul style="list-style-type: none"> • <i>the size of premises</i> • <i>the layout of the premises (the number of dogs that are allowed in each separate area)</i> • <i>the type of dog</i> • <i>the qualifications and experience of staff</i> • <i>additional services offered by the facility</i> • <i>use of part-time staff or volunteers</i> • <i>advice from the local authority's veterinary officer</i> 		<p>Sufficient staffing levels appropriate to number of dogs for boarding.</p>	<p>Y</p>
<p>4.2 The licence holder or a designated manager and any staff employed to care for the animals must have competence to identify the normal behaviour of the species for which they are caring and to recognise signs of, and take appropriate measures to mitigate or prevent, pain, suffering, injury, disease or abnormal behaviour.</p> <p><i>You should look at training records as evidence of suitable induction training of staff in:</i></p> <ul style="list-style-type: none"> • <i>animal welfare, including recognising poor welfare</i> • <i>animal handling</i> • <i>animal behaviour</i> • <i>cleanliness and hygiene</i> • <i>feeding and food preparation</i> • <i>disease prevention and control</i> • <i>recognition and first aid treatment of sick or injured animals</i> <p><i>Staff who care for the dogs must either:</i></p> <ul style="list-style-type: none"> • <i>hold a formal qualification, such as a Level 2 Qualifications and Examinations Regulation (Ofqual) regulated qualification appropriate for their role</i> • <i>show they have relevant and sufficient knowledge and experience</i> <p><i>If no accredited training course exists that is appropriate to the activity, then other evidence of training must be provided, such as industry generated courses. Individuals undertaking an Ofqual regulated qualification must have suitably progressed in 12 months and have completed the qualification within 2 years.</i></p>	<p>All staff are trained as required and will follow all policies and procedures to ensure the dogs welfare is being met at all times</p>	<p>Applicant will utilise same staff as day care. Training policy in place and records seen.</p> <p>Staff training covers :</p> <ul style="list-style-type: none"> • <i>animal welfare, including recognising poor welfare</i> • <i>animal handling</i> • <i>animal behaviour</i> • <i>cleanliness and hygiene</i> • <i>feeding and food preparation</i> • <i>disease prevention and control</i> • <i>recognition and first aid treatment of sick or injured animals</i> <p>2 x ofqual nvq level 3 staff on site.</p>	<p>Y</p>

<p>feasible there must be a documented procedure in place to demonstrate the safety of staff.</p> <p>Exercise areas for common use must be suitably drained. Surface pooling of water must not occur and land drainage must be provided where necessary if normal site drainage is inadequate.</p> <p>Where artificial turf is used in outside areas, it must be maintained in good repair to avoid ingestion hazards.</p> <p>Unit doors should open inwards to protect the health and safety of attending staff. Where this is not feasible there must be a documented procedure in place to demonstrate the safety of staff.</p> <p>Door openings must be constructed such that the passage of water/waste is not impeded, or allowed to gather due to inaccessibility.</p> <p>For kennels where there are facing dog units accessed by an indoor corridor, the corridor must be at least 1.2 m wide. If this is not feasible, demonstrable measures must be in place to protect the safety of staff e.g. routes taken to remove dogs from kennel units and where dogs are placed within the establishment.</p> <p>Any drain covers in areas where dogs have access must be designed and located to prevent toes/claws from being caught.</p> <p><i>Timber, if used, must be of good quality, well-kept and any damaged areas sealed or over clad. Wood must be smooth and treated and properly maintained to render it impervious.</i></p> <p><i>Interior surfaces, including floors, must be smooth, impervious and able to be disinfected, where appropriate. Floors must have a non-slip, solid surface. Junctions between sections must be coved or sealed.</i></p> <p><i>There must not be any sharp edges, projections, rough edges or other hazards which present risk of injury to a dog.</i></p> <p><i>Windows must be escape-proof.</i></p> <p><i>Doors must be strong enough to resist impact, scratching and chewing, and must be capable of being effectively secured. Large apertures to unlock a door must be avoided.</i></p>		<p>In respect of exercise areas, dogs will transfer from boarding to day care facility for daytime hours. This will be consented on booking by owner. There is no boarding specific exercise areas as they are utilised in day care.</p> <p>Inward opening doors.</p> <p>Kennels are double units. They are opened to allow sleeping areas and runs within. Thus providing 5 double units. Under no circumstances should they be reduced to singular units to allow more than the 5 units. Licensed number of 10 dogs is to allow the units to be occupied by a maximum of 2 dogs from same household.</p> <p>Drainage to front corridor.</p> <p>No sharp edges seen.</p> <p>Windows are high level and escape proof.</p> <p>All doors impact resistant and of good quality.</p>	
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<p><i>Access doors must not be propped open.</i></p> <p><i>All wire mesh/fencing must be strong and rigid and kept in good repair to provide an escape and dig proof structure. Where metal bars and/or mesh and/or frames are used, they must be of suitable gauge (minimum 2mm diameter, approximately British Standard 14 gauge) with spacing adequate to prevent dogs escaping or becoming entrapped.</i></p> <p><i>Gaps or apertures must be small enough to prevent a dog's head passing through, or entrapment of any limb or body parts. To protect against entrapment any such gaps must prevent the passage of a 50mm sphere, or smaller if appropriate.</i></p> <p><i>Drainage must be effective to ensure there is no standing or pooling of liquids. A minimum gradient of 1:80 is advised to allow water to run off. Waste water must not run off into adjacent pens/dog units.</i></p> <p><i>Drainage channels should be provided so that urine is not allowed to pass over walk areas in corridors and communal access areas. There must be no access to the drainage channels by the dogs housed in the dog units. Alternative means of removing excess liquid are permissible.</i></p> <p><i>Kennels and runs must open onto secure corridors or other secure areas so that dogs are not able to escape from the premises. These corridors / areas must not be used as an exercise area.</i></p> <p><i>Each unit should have minimum headroom height of 1.8m and be designed to allow staff to access dogs and clean all parts of the unit safely. Where this is not feasible there must be a documented procedure in place to demonstrate the safety of staff.</i></p> <p><i>Exercise areas for common use must be suitably drained. Surface pooling of water must not occur and land drainage must be provided where necessary if normal site drainage is inadequate.</i></p> <p><i>Where artificial turf is used in outside areas, it must be maintained in good repair to avoid ingestion hazards.</i></p> <p><i>Unit doors should open inwards to protect the health and safety of attending staff. Where this is not feasible there must be a documented procedure in place to demonstrate the safety of staff.</i></p>		<p>Not seen on inspection.</p> <p>Compliant.</p> <p>Compliant</p> <p>Drainage appears effective.</p> <p>Secure corridor in place to front.</p> <p>Headroom compliant.</p> <p>Day care to be used.</p> <p>Day care to be used.</p> <p>Doors open inwards.</p>	
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<p><i>Door openings must be constructed such that the passage of water/waste is not impeded, or allowed to gather due to inaccessibility.</i></p> <p><i>For kennels where there are facing dog units accessed by an indoor corridor, the corridor must be at least 1.2 m wide. If this is not feasible, demonstrable measures must be in place to protect the safety of staff e.g. routes taken to remove dogs from kennel units and where dogs are placed within the establishment.</i></p> <p><i>Any drain covers in areas where dogs have access must be designed and located to prevent toes/claws from being caught.</i></p>		<p>Slightly raised.</p> <p>Corridor over 1.2m</p> <p>Complaint.</p>	
<p>5.2 Animals must be kept at all times in an environment suitable to their species and condition (including health status and age) with respect to:-</p> <p>(a) their behavioural needs, (b) its situation, space, air quality, cleanliness and temperature (c) the water quality (where relevant), (d) noise levels (e) light levels (f) ventilation.</p> <p><i>Dogs must not be restricted to areas when climatic conditions may cause them distress. Insulation and temperature regulation in the kennels must aim to keep the temperature in some part of the sleeping area above an absolute minimum of 10°C and below a maximum of 26°C.</i></p> <p><i>Dogs must be monitored to check if they are too hot or too cold. If an individual dog is showing signs of heat or cold intolerance, steps must be taken to ensure the welfare of the dog. A dog must be able to remove itself from a direct source of heat.</i></p> <p><i>Adequate ventilation must be provided to all interior areas without the creation of excessive, localised draughts, and to avoid excess humidity.</i></p> <p><i>Heaters and electrical equipment must not be placed in a manner or location where they present a risk of burning or electric shock to dogs or humans, or a risk of fire.</i></p> <p><i>Dogs that may be adversely affected by the barking of other dogs should be located in the quietest part of the kennel facility. Excessive noise must be avoided.</i></p> <p><i>Dogs must have exposure to natural light for at least parts of the day.</i></p>	<p><i>All aspects met see policies and procedures</i></p>	<p>Kennels are held within brick-built building.</p> <p>Electric heaters, fans available. Ventilation through windows.</p> <p>Minimal noise levels. Applicant will install television for dogs.</p> <p>Ample natural and artificial light available.</p> <p>Thermometers in block were temp monitored.</p> <p>Unit split into 2 rooms. Dogs can be moved into smaller of 2 rooms.</p>	<p>Y</p>

<p>5.3 Staff must ensure that the animals are kept clean and comfortable</p> <p><i>Each occupied kennel must be cleaned daily at a minimum.</i></p> <p><i>Dogs must be removed from the area when it is being cleaned.</i></p> <p><i>Dogs should benefit from adequate routine grooming and other health regimes as needed and agreed with the owner. For example, eye cleaning or preventing long fur from matting. This must include attention to coat, teeth, ears and nails and inspection for parasites.</i></p>	<p>All aspects met see cleaning regimes and terms and conditions for daycare and kennels</p>	<p>See Cleaning regime.</p> <p>Deep cleaned whilst in day care to allow to dry.</p> <p>Grooming consented on booking form.</p>	<p>Y</p>
<p>5.4 Where appropriate for the species, a toileting area and opportunities for toileting must be provided.</p> <p>Dogs must have regular opportunities during the day for toileting, taking into account individual needs.</p> <p>There must be direct and continuous access to a run for toileting or the dog must be removed from the kennel unit to toilet away from its bed at least 4 times a day.</p>	<p>Dogs will be in daycare throughout the days so all aspects met</p>	<p>Kennel unit split in sleeping area and run.</p> <p>Dogs will enter day care during daytime hours.</p>	<p>Y</p>
<p>5.5 Procedures must be in place to ensure accommodation and any equipment within it is cleaned as often as necessary and good hygiene standards are maintained. The accommodation must be capable of being thoroughly cleaned and disinfected.</p> <p><i>Kennel units must be inspected daily and kept in a clean condition, in accordance with the cleaning and disinfection procedure produced by the facility.</i></p> <p><i>Kennels must be disinfected at least once a week and at occupancy change. Faeces must be removed from all areas as often as necessary and in any case a minimum of twice a day. Where a pest problem is identified, a control programme must be implemented.</i></p>	<p>See cleaning procedures</p>	<p>Units purpose built with internal drainage. Slopped flooring.</p> <p>Daily routine of cleaning whilst dogs in day care.</p> <p>See cleaning procedure.</p> <p>Contractors used for faeces. No evidence of pest problem on inspection.</p>	<p>Y</p>
<p>5.6 The animals must be transported and handled in a manner (including for example in relation to housing, temperature, ventilation and frequency) that protects them from pain, suffering, injury and disease.</p> <p><i>All animals must be transported according to the regulations laid down in current legislation: https://www.legislation.gov.uk/uksi/2006/3260/contents/made.</i></p> <p><i>The licence holder must demonstrate that a suitable vehicle is available to transport the dogs. It does not have to be owned by the licence holder.</i></p>	<p>See transport policies</p>	<p>Emergency transport only. No pickup drop off offered.</p> <p>Staff cars utilised for emergency. Ample amounts of crates or harnesses for transport.</p>	<p>Y</p>

<p><i>During transport, dogs must be suitably restrained to prevent injury using any of the following:</i></p> <ul style="list-style-type: none"> • <i>dog crate</i> • <i>transport harness</i> • <i>dog guard</i> <p><i>Dog crates need to be of adequate size for the dog to stand, lie down and turn around freely. Crates must be designed to provide good ventilation and be firmly secured.</i></p> <p><i>Vehicles must be cleaned and disinfected after each collection and delivery of any dogs.</i></p> <p><i>Dogs must not be left in vehicles for unreasonable periods and must never be left unattended in a car or other vehicle where the temperature may pose a risk to the animal. Consideration must be given to whether it is necessary to transport animals when the temperature poses a risk.</i></p> <p><i>Sufficient breaks must be offered for water, food where appropriate and the chance to go to the toilet.</i></p> <p><i>Dogs must be transported to vet facilities in an appropriate manner for their condition, taking care that transport does not cause further suffering. Veterinary advice on the condition of the animal and suitability for transport should be sought before transport.</i></p>		<p>Would be cleaned upon any such use.</p> <p>Short emergency trips only</p>	
<p>5.7 All the animals must be easily accessible to staff and for inspection. There must be sufficient light for the staff to work effectively and observe the animals.</p> <p><i>Where practicable this must be natural light, but artificial light must be available. Where artificial lighting is used, this must be within a range of 10 to 12 hours daily. Lights must be turned off to provide a period of darkness overnight.</i></p>	<p>Natural light through windows and artificial lights used throughout.</p> <p>Staff have easy access at all times</p>	<p>Ample lighting throughout.</p> <p>Dogs also use day-care and have access to outside areas.</p>	<p>Y</p>
<p>5.8 All resources must be provided in a way (for example as regards. frequency, location and access points) that minimises competitive behaviour or the dominance of individual animals.</p> <p><i>There must be multiples of all resources equal or greater than the number of dogs in the unit.</i></p> <p><i>Resources include, but are not limited to:</i></p>	<p>See feeding regime</p> <p>Fixed bowls are used in all kennels</p>	<p>Fed as per feeding regime and with consents of owners.</p> <p>Metal bowls placed into fixed holders.</p>	<p>Y</p>

<ul style="list-style-type: none"> • food • water • enrichment items (such as toys) • resting and sleeping areas <p><i>Dogs must be carefully monitored, especially at feeding times.</i></p>		Dogs from same household to be monitored during feeding.	
<p>5.9 The animals must not be left unattended in any situation or for any period likely to cause them distress.</p> <p><i>Trained and competent staff must observe dogs regularly throughout the day as necessary for the individual health, safety and welfare of each dog.</i></p> <p>Dogs must be provided with a design and layout that gives them choice. All individual dogs must be checked at least once at an appropriate interval during the out of hours period (for example, between 6pm and 8am) by CCTV or in person. There must be documented records for checking.</p> <p>Ventilation must be a managed, fixed or portable air system to make sure appropriate temperatures are maintained in all weathers. This can be an air conditioning unit or removable fans safely installed away from animals. A noise management plan to reduce noise to the dogs must be in place. For example:</p> <ul style="list-style-type: none"> • physical barriers • sound-absorbing build structure • positive reinforcement training to keep barking down • kennel design to prevent noise generation with demonstration of effectiveness 	<p>CCTV and in person in use</p> <p>Then dogs in daycare throughout the day with the staff</p>	<p>During daytime dogs are in day care facility.</p> <p>Higher Standard MET</p> <p>Higher Standard MET</p>	Y
<p>6.0 Suitable Diet</p>			
<p>6.1 The animals must be provided with a suitable diet in terms of quality, quantity and frequency. Any new feeds must be introduced gradually to allow the animals to adjust to them.</p> <p><i>Adult dogs must be fed at least once per day and in accordance with the individual dog's needs. Dogs must be fed a complete diet appropriate to their age, breed, activity level and stage in the breeding cycle.</i></p> <p><i>The diet must be agreed with the dog's owner. If there are concerns about an individual dog's diet, staff must tell the owners and seek veterinary advice.</i></p>	<p><i>Dogs will be fed the diet set out by there owners</i></p>	<p>Consents attached to booking process. Fed owners own feed. Will be fed prior to and following day care use.</p>	Y

<p><i>Dogs must be fed separately from other dogs, unless the owner has agreed dogs from the same household can share a unit.</i></p>			
<p>6.2 Feed and (where appropriate) water intake must be monitored, and any problems recorded and addressed.</p> <p><i>Dogs must be monitored if they remain inappetent (without appetite) for longer than 24 hours. If there are concerns, staff must seek veterinary advice.</i></p> <p><i>Water intake must be checked and staff must seek veterinary advice if the dog is not drinking or is drinking excessively.</i></p> <p><i>The general condition of all long-stay dogs must be monitored and dogs displaying significant weight loss or gain must be evaluated by a vet and treated as necessary.</i></p> <p><i>Staff must follow veterinary advice must be followed if they feed dogs that:</i></p> <ul style="list-style-type: none"> • <i>are debilitated, underweight or ill</i> • <i>have specific dietary requirements</i> 	<p>We use <u>Dogs' country club kennel form</u></p> <p>To monitor this</p>	<p>Records kept for monitoring of food and water intake. Any concerns raised with senior member of staff prior to vet.</p> <p>Advised re long stays and to weigh on regular basis.</p>	<p>Y</p>
<p>6.3 Feed and drinking water provided to the animals must be unspoilt and free from contamination.</p> <p><i>Food bowls should be emptied and cleaned following feeding so that food, particularly wet food, is not left out until the next feeding time.</i></p> <p><i>The premises must have fridges to store feed.</i></p> <p><i>Feed must be stored:</i></p> <ul style="list-style-type: none"> • <i>away from risk of vermin</i> • <i>in appropriately cool and dry places</i> 	<p>Yes</p>	<p>Mains water used on site. Feed stored in appropriate manner. Kitchen/food perp area available with hot and cold running water.</p>	<p>Y</p>
<p>6.4 Feed and drinking receptacles must be capable of being cleaned and disinfected, or disposable.</p> <p><i>Receptacles must be:</i></p> <ul style="list-style-type: none"> • <i>non-porous</i> • <i>cleaned daily</i> • <i>disinfected between different dogs</i> 	<p>Yes all stainless steel bowls used</p>	<p>See comments and cleaning regime compliant.</p>	<p>Y</p>

<ul style="list-style-type: none"> • <i>disinfected at least once every week</i> • <i>disposed of if damaged</i> 			
<p>6.5 Constant access to fresh, clean drinking water must be provided in a suitable receptacle for the species that requires it.</p> <p><i>Fresh clean drinking water must be provided daily in a clean container and changed or refreshed as often as necessary.</i></p> <p><i>There must be multiple water bowls provided so that all dogs have ready access to water.</i></p>	yes	Secured water bowls in units.	Y
<p>6.6 Where feed is prepared on the premises, there must be hygienic facilities for its preparation, including a working surface, hot and cold running water and storage.</p> <p><i>A separate hand wash basin with an adequate supply of hot and cold water must be provided for staff to wash their hands. This must be connected to a suitable drainage system.</i></p> <p><i>Soap and hygienic hand drying facilities must also be available.</i></p> <p><i>The food preparation area must be kept clean and vermin-free at all times.</i></p> <p><i>Receptacles for a dog's food and drink must not be used for any other purposes.</i></p>	We have the dog kitchen area and then a bathroom for staff to wash etc	Kitchen area utilised, hot and cold running water.	Y
<p>7.0 Monitoring of behaviour and training of animals</p>			
<p>7.1 Active and effective environmental enrichment must be provided to the animals in inside and any outside environments.</p> <p><i>A documented programme must be available and agreed with the owner, setting out enrichment both inside and outside. This includes grooming, socialisation and play.</i></p> <p><i>All dogs must receive appropriate toys or feeding enrichment (or both) unless veterinary advice suggests otherwise.</i></p> <p><i>Items must be checked daily to make sure they are safe and must not be left with dogs when staff are not on the premises.</i></p> <p><i>Potential competition between dogs must be avoided.</i></p>	The dogs would be in daycare throughout the day	<p>Owners will consent to dogs attending day care during the daytime hours. No dogs will be on site as purely boarding and will have to consent to day care.</p> <p>Additional enrichment will be provided within kennel setting.</p>	Y

<p>7.2 For species whose welfare depends partly on exercise, opportunities to exercise which benefit the animals' physical and mental health must be provided, unless advice from a veterinarian suggests otherwise.</p> <p><i>Opportunities to exercise must involve at least one walk per day or access to a secure open space away from the kennel unit.</i></p> <p><i>Consideration must be given to life stage, physical and mental health and breed when planning daily exercise.</i></p> <p><i>No more than 6 dogs per person can be walked at one time. The owner's consent is needed for a dog to walk with other dogs. Dogs must be familiarised with each other before the walk.</i></p> <p><i>Dogs that cannot be exercised must be provided with alternative forms of mental stimulation.</i></p> <p><i>Outdoor areas must not be used by more than one dog at any one time, unless they are from the same household or prior written consent has been obtained from the owners.</i></p> <p><i>Outdoor areas must be cleared of all potential hazards after each use. Faeces must be picked up between dogs using an area.</i></p> <p><i>Where artificial turf is used, it must be maintained in good repair to avoid ingestion hazards.</i></p> <p><i>Dogs must not have direct access to bins.</i></p> <p><i>The outdoor or garden area of the premises and any other area that boarded dogs may have access to must be secure and safe.</i></p> <p><i>Dogs must not have unsupervised access to ponds, pools, wells and any other garden feature that might be a threat.</i></p>	<p>Dogs will be in daycare</p>	<p>All dogs boarding will attend day care during daytime hours.</p> <p>Advice offered for dogs who may wish to rest and return to kennels during day-time hours and how this will be managed.</p> <p>Advised daily log times when dogs enter day-care and return to kennels for boarding.</p> <p>Applicant states any dog that can not attend day care due to injury, age illness etc will not be boarded.</p> <p>Day-care facility utilised for outdoor areas.</p> <p>No access to bins.</p> <p>All areas are well fenced and have double gates.</p> <p>No unsupervised access to water features.</p>	<p>Y</p>
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<p>7.3 The animals' behaviour and any changes of behaviour must be monitored. Advice must be sought, as appropriate and without delay, from a veterinarian or, in the case of fish, any person competent to give such advice if adverse or abnormal behaviour is detected.</p> <p><i>The behaviour of each dog must be monitored daily. Changes in behaviours must be recorded and acted upon if there are signs of:</i></p> <ul style="list-style-type: none"> • <i>suffering</i> • <i>stress</i> • <i>fear</i> • <i>aggression</i> <p><i>All staff must be able to identify dogs that are anxious or fearful about contact.</i></p> <p><i>Records of assessment must be kept.</i></p> <p><i>Dogs that are showing (or are likely to show) signs of nerves or stress must be kept in a suitable part of the business, especially if they are:</i></p> <ul style="list-style-type: none"> • <i>elderly</i> • <i>nervous</i> • <i>on certain medication</i> <p><i>Staff must also take account of their individual needs.</i></p> <p><i>Staff must get advice where necessary from a suitably qualified clinical animal behaviourist.</i></p>	<p>Behaviour will be documented with concern forms that are issued if dogs show unusual behaviours</p>	<p>As per comments "concern forms" to be utilised.</p>	<p>Y</p>
<p>7.4 Where used, training methods or equipment must not cause pain, suffering or injury.</p> <p><i>Training must be reward based. This means staff must reward desired behaviour and ignore unwanted behaviour.</i></p>	<p>yes</p>	<p>No specific training takes place. Reward based behaviour.</p>	<p>Y</p>
<p>7.5 All immature animals must be given suitable and adequate opportunities to:-</p> <p>(a) learn how to interact with people, their own species and other animals where such interaction benefits their welfare, and</p> <p>(b) become habituated to noises, objects and activities in their environment.</p>	<p><i>Dogs will be in daycare and when required can be taken in secure fields for separate exercise if dogs are not able to exercise then we will have alternative enrichment for them.</i></p>	<p>See puppy policy</p>	<p>Y</p>

<p><i>Documented processes must be in place to accommodate the needs of dogs under one year of age.</i></p> <p><i>There must be a clear plan setting out 2 periods of exercise per dog each day for a minimum of 20 minutes each. There must be an alternative form of enrichment planned for dogs which cannot be exercised for veterinary reasons for the same periods of time.</i></p>	<p><i>See puppy policies</i></p>	<p>HigherStandard NOT MET</p>	
<p>8.0 Animal Handling and Interactions</p>			
<p>8.1 All people responsible for the care of the animals must be competent in the appropriate handling of each animal to protect it from pain, suffering, injury or disease.</p> <p><i>Dogs must always be handled humanely and appropriately to suit the requirements of the individual dog and to minimise fear, stress, pain and distress.</i></p> <p><i>Dogs must never be punished so that they become frightened or display agitated behaviour.</i></p> <p><i>People must have the competence to handle dogs correctly.</i></p> <p><i>A policy must be in place for dealing with difficult dogs, to include members of staff appropriately trained in dog handling and the use of appropriate equipment. They must also have the ability to recognise and act upon dogs with undesirable behaviours, as well as anxious or fearful dogs.</i></p> <p><i>A suitable range of muzzles of varying sizes and a suitable dog catching device must be kept on site.</i></p>	<p><i>All staff are canine trained and we have all necessary tools</i></p> <p><i>We only accept friendly sociable dogs that can attend daycare we will asses every dog before they stay to minimise these concerns</i></p>	<p>Staff trained for both boarding and day care. Advised to evidence future activity specific training.</p> <p>See staff training procedure regarding handling of dogs.</p> <p>Various sizes of muzzles seen on inspection.</p>	<p>Y</p>
<p>8.2 The animals must be kept separately or in suitable compatible social groups appropriate to the species and individual animals. No animals from a social species may be isolated or separated from others of their species for any longer than is necessary.</p> <p><i>Only dogs from the same household can share a kennel unit and they must be monitored. The owner must give written authorisation to do this and consent must also include the authority to separate the dogs if there are problems.</i></p>	<p>See terms and conditions and booking forms</p>	<p>Consent on booking form for same household dogs.</p> <p>Kennels are double units. They are opened to allow sleeping areas and runs within. Thus providing 5 double units. Under no circumstances should they be reduced to singular units to allow more than the 5 units. Licensed number of 10 dogs is to allow the units to be occupied by</p>	

		a maximum of 2 dogs from same household.	
8.3 The animals must have at least daily opportunities to interact with people where such interaction benefits their welfare. <i>Animals should be encouraged, but never forced to interact with people.</i>	<i>Dogs will be in daycare</i>	Day care during day	Y
9.0 Protection from Pain, Suffering, Injury and Disease			
9.1 Written procedures must:- (a) be in place and implemented covering:- (i) feeding regimes, (ii) cleaning regimes, (iii) transportation, (iv) the prevention of, and control of the spread of, disease, (v) monitoring and ensuring the health and welfare of all the animals, vi) the death or escape of an animal (including the storage of dead animals); (b) be in place covering the care of the animals following the suspension or revocation of the licence or during and following an emergency. <i>The procedures must include how the conditions outlined in this guidance are met.</i>	<i>All covered</i>	Procedures in place for (i)-(v) and (b).	Y
9.2 All people responsible for the care of the animals must be made fully aware of these procedures.	Training is given	See staff training	Y
9.3 Appropriate isolation, in separate self-contained facilities, must be available for the care of sick, injured or potentially infectious animals. <i>The business must have a facility to isolate any dog that is:</i> <ul style="list-style-type: none"> • <i>injured</i> • <i>sick</i> • <i>infectious or carrying a serious infectious disease</i> <i>If the isolation facility is at another location, such as a local veterinary practice, the licence holder must be able to provide evidence that the practice can do this (for example, a letter from the practice).</i>	See infection control procedures	Main isolation through registered vets.	Y

<p><i>All staff must understand the procedures to prevent the spread of infectious disease.</i></p> <p><i>Where infectious disease is present in the whole premises, barrier nursing procedures, and people trained in these, must be implemented. This includes use of protective clothing and footwear (where applicable) changed between enclosures, separate storage of equipment and segregation of waste.</i></p> <p><i>Dogs showing signs of infectious disease must not be allowed in any shared outside exercise area.</i></p> <p><i>Protective clothing and footwear must be worn when handling dogs in the isolation facility, and sanitation protocols adhered to. Separate feeding and water bowls, bedding and cleaning utensils must be stored in the isolation unit ready for immediate use.</i></p> <p><i>Dogs in the isolation facility must be checked at least as frequently as other dogs. Dogs showing signs of infectious disease must be visited after all the other dogs, unless there is a separate person only looking after the isolated dogs.</i></p>			
<p>9.4 All reasonable precautions must be taken to prevent and control the spread among the animals and people of infectious diseases, pathogens and parasites.</p> <p><i>An up-to-date veterinary vaccination record must be seen to show that dogs, including resident dogs, have current vaccinations against:</i></p> <ul style="list-style-type: none"> • <i>canine parvovirus</i> • <i>canine distemper</i> • <i>infectious canine hepatitis (adenovirus)</i> • <i>leptospirosis</i> • <i>other relevant diseases</i> <p><i>Vaccination against other diseases such as kennel cough (bordetella bronchiseptica or canine parainfluenza virus) may be required.</i></p> <p><i>A vet certificate of a recent protective titre test may be accepted instead of a booster vaccination. The certificate must state that it is valid for the current period. It is up to the licence holder whether to accept such a certificate.</i></p>	<p><i>See infection control</i></p>	<p>Advised re retention of vaccine data and records.</p> <p>Advised re titre test.</p>	<p>Y</p>

<p><i>Primary vaccination courses must be completed at least 2 weeks before acceptance into boarding.</i></p> <p><i>Vaccines used must be licensed for use in the UK. Homeopathic vaccination is not acceptable.</i></p> <p><i>If there is evidence of external parasites such as fleas, ticks or lice, the dog must be treated with an appropriate product authorised by the Veterinary Medicines Directorate (VMD) and licensed for use in the UK. Treatment must be discussed with a vet before giving it to the dog. The owner must consent to this.</i></p>		<p>Advised regarding preventative health care and need for owner consent.</p>	
<p>9.5 All excreta and soiled bedding for disposal must be stored and disposed of in a hygienic manner and in accordance with any relevant legislation.</p> <p><i>This must be in a clearly-marked bin which is emptied either daily or when full, whichever is the sooner. Excreta must be removed in accordance with the documented cleaning and disinfection procedure. Storage of excreta must be away from areas where animals or food are kept.</i></p>	<p>We have specific waste bins for this</p>	<p>Industrial waste disposal contract in place.</p>	<p>Y</p>
<p>9.6 Sick or injured animals must receive prompt attention from a veterinarian or, in the case of fish, an appropriately competent person and the advice of that veterinarian or, in the case of fish, that competent person must be followed.</p>	<p>See infection control and we will always consult vets as required</p>	<p>See infection control. Vet consent on booking forms.</p>	<p>Y</p>
<p>9.7 Where necessary, animals must receive preventative treatment by an appropriately competent person.</p> <p><i>When a dog is suspected by the trained first aider of being ill or injured a vet must be contacted for advice immediately and any instructions for treatment recorded. Further advice must be sought if there is ongoing concern.</i></p> <p><i>Any preventive treatment must be administered with written consent from the owner and under the direction of a vet.</i></p>	<p><i>First aid trained staff will contact vets as required</i></p>	<p>See booking form consents.</p>	<p>Y</p>
<p>9.8 The licence holder must register with a veterinarian with an appropriate level of experience in the health and welfare requirements of any animals specified in the licence and the contact details of that veterinarian must be readily available to all staff on the premises used for the licensable activity.</p> <p><i>The vet's details must be displayed where they can be easily seen by all staff members.</i></p> <p><i>This must the include:</i></p>	<p><i>Yes in the main reception clearly marked</i></p>	<p>Details held in main reception. Staff aware.</p> <p>Notice upon inspection.</p>	<p>Y</p>

<ul style="list-style-type: none"> • name • address • telephone number • out of hours telephone number <p><i>The veterinary practice must be within a reasonable travel distance.</i></p> <p><i>The licence holder will decide which vet they will use. They must get written consent from the dog's owner before taking the dog to the vet.</i></p>		Consents discussed.	
<p>9.9 Prescribed medicines must be stored safely and securely to safeguard against unauthorised access, at the correct temperature, and used in accordance with the instructions of the veterinarian.</p> <p><i>All courses must be completed to the specifications given by the vet.</i></p> <p><i>Any unused medications must be returned to the owner, nominated contact or prescribing vet.</i></p> <p><i>A fridge must be available to store medicines that need to be kept at low temperatures.</i></p>	Medication forms will be allocated as required and storage facilities are on site	Storage facility in main kitchen. Refrigeration available.	Y
<p>9.10 Medicines other than prescribed medicines must be stored, used and disposed of in accordance with the instructions of the manufacturer or veterinarian.</p> <p><i>All medications must only be used with prior consent of the owner and in discussion with a vet.</i></p>	Yes	Written consents on booking forms.	Y
<p>9.11 Cleaning products must be suitable, safe and effective against pathogens that pose a risk to the animals. They must be used, stored and disposed of in accordance with the manufacturer's instructions and used in a way which prevents distress or suffering of the animals.</p> <p><i>They must be used, stored and disposed of in accordance with the manufacturer's instructions and used in a way which prevents distress or suffering of the animals.</i></p> <p><i>The choice of cleaning and disinfectant products must be based on suitability, safety, compatibility and effectiveness. Disinfectant products must be virucidal as well as bacteriocidal.</i></p>	<i>Cleaning regimes and dilution policies are used to ensure all staff are aware and competent to use</i>	Separate storage available for cleaning and disinfectant products. All animal safe products used.	Y

<p><i>Staff using cleaning products must be competent in the safe use of detergents and fluids. Cleaning products must be kept entirely out of the reach of animals, and must never be left in kennels.</i></p> <p><i>Standing water must not be allowed to accumulate due to the possibility of pathogens residing in these moist environments.</i></p> <p><i>Grooming equipment must be kept clean and in a good state of repair. If provided by the owner, it must only be used on that dog and must be sent home with the dog.</i></p> <p><i>Toys must be cleaned and disinfected between uses for different dogs, disposed of, or returned to the dog's owner (if they came in with the dog).</i></p> <p><i>Kennels of long stay dogs must undergo periodical thorough cleaning, disinfection and drying.</i></p> <p><i>Any equipment that has been used on an infectious or suspected infectious animal must be cleaned and disinfected after use or disposed of.</i></p>		<p>No evidence of standing water.</p> <p>See cleaning policy.</p> <p>Complaint</p>	
<p>9.12 No person may euthanase an animal except a veterinarian or a person who has been authorised by a veterinarian as competent for such purpose or</p> <p>(a) in the case of fish, a person who is competent for such purpose;</p> <p>(b) in the case of horses, a person who is competent, and who holds a licence or certificate, for such purpose.</p> <p>(c) a person who has been authorised by a veterinarian as competent for such purpose</p> <p><i>Only a vet may euthanise a dog.</i></p> <p><i>The licence holder must keep a record of all euthanasia and the identity of the qualified vet that carried it out. The owner or designated main point of contact must be contacted to give consent. Unless imperative for the welfare of the dog, euthanasia must not take place until consent is given.</i></p>	yes	Applicant fully aware of condition, consents and need to record.	Y
<p>9.13 All animals must be checked at least once daily or more regularly as necessary to check for any signs of pain, suffering, injury, disease or abnormal behaviour. Vulnerable animals must be checked more frequently.</p>	See daily kennel records	Hels on kennel records.	Y

<p>9.14 Any signs of pain, suffering, injury, disease or abnormal behaviour must be recorded and the advice and further advice (if necessary) of a vet (or in the case of fish, of an appropriately competent person) must be sought and followed.</p> <p><i>Records and any associated checklists must be made available to inspectors.</i></p> <p><i>Presence or absence of faeces and urine must be monitored daily. Any abnormalities must be recorded and acted upon as appropriate.</i></p>	<p>Health checks done daily</p>	<p>Advised re checklists and need to retain records.</p>	<p>Y</p>
<p>10.0 Emergencies</p>			
<p>10.1 A written emergency plan, acceptable to the local authority, must be in place, known and available to all the people on the premises used for the licensable activity, and followed where necessary to ensure appropriate steps are taken to protect all the people and animals on the premises in case of fire or in case of breakdowns for essential heating, ventilation and aeration or filtration systems or other emergencies.</p> <p><i>Entrances and fire exits must be clear of obstructions at all times.</i></p> <p><i>Suitable firefighting, prevention and detection equipment must be provided and maintained in good working order. Buildings must have at least one working smoke detector (or other suitable fire detection system) installed in a suitable location on each separate level or floor. Where appropriate, there must be at least one carbon monoxide detector.</i></p> <p><i>A first aid kit suitable for treatment of dogs must be kept on site.</i></p> <p><i>An emergency drill programme must be in place with annual testing, or as determined by fire risk assessments. All new members of staff must have this as part of their induction programme.</i></p> <p><i>There must be a plan for housing of the dogs should the premises become uninhabitable.</i></p> <p><i>There must be a documented policy in place for dealing with emergencies, including extremes of temperature and weather conditions (both hot and cold).</i></p> <p><i>All electrical installations must be installed by appropriately qualified persons in a location where they do not present a risk.</i></p>	<p>See fire and emergency policies</p>	<p>Emergency plan on display in reception.</p> <p>All exits and entrances clear on inspection.</p> <p>Dog first aid kits on site at inspection.</p> <p>Dogs returned to owners or emergency contacts.</p> <p>Extreme weather policy in place.</p>	<p>Y</p>

<p>iii) wag its tail iv) walk v) turn around without touching another dog or the walls</p> <p>(c) have a floor area which is at least twice the area required for the dog in it to lie flat (d) if built after the date on which these Regulations come into force, have a floor area of at least 1.9 square metres.</p> <p><i>This applies to new builds and extensions. It does not apply to kennels rebuilding on an existing footprint. It is expected that many new boarding facilities will be significantly larger than the minimum sizes currently provided.</i></p>			
<p>7.3 Each kennel unit must be clearly numbered and there must be a system in place which ensures that relevant information about the dog or dogs in each kennel unit is available to all staff and any inspector.</p>	<p>Yes we have info attached to every kennel</p>	<p>Kennels clearly numbered.</p>	<p>Y</p>
<p>7.4 Each dog must have constant access to its sleeping area.</p> <p><i>There must be a clean resting place to provide comfort and warmth that is situated out of draughts.</i></p> <p><i>All beds and bedding areas must be kept clean, dry and parasite free. Bedding must be made of a material that is easy to wash and disinfect, or is disposable.</i></p> <p><i>Bedding must be changed, cleaned and disinfected between dogs.</i></p> <p><i>A dog must not be left without bedding. Soft bedding materials must be provided and adapted if necessary for old, young or infirm dogs to help regulate their body temperature. If a dog chews or destroys its bedding, it must be replaced with an alternative.</i></p>	<p>yes</p>	<p>Dogs have access to both sleeping area and run area.</p> <p>Bedding is raised and provided by both owner and applicant.</p>	<p>Y</p>
<p>7.5 Each dog must have a clean, comfortable and warm area within its sleeping area where it can rest and sleep.</p>	<p>yes</p>	<p>Compliant</p>	<p>Y</p>
<p>7.6 Each exercise run must have a single, safe, secure, waterproof roof over a minimum of half its total area.</p> <p>A dog should have constant access to an exercise run during the daytime. Where this is not possible, a dog must be removed from its kennel unit at least 4 times per day for exercise and toileting.</p>	<p><i>Totally indoors</i></p>	<p>Units are within internals of building.</p> <p>Dogs access day-care.</p>	<p>Y</p>

<p>The roofing material must be of a material (ideally translucent) capable of filtering UV light and providing shade. A run must not be used as the primary sleeping area.</p>			
<p>7.7 Where a dog poses a health or welfare risk to other dogs, it must be kept on its own in a kennel unit. If that kennel unit adjoins another kennel unit any adjoining wall must be of full height and width so as to prevent the dog from coming into physical contact with any other dog.</p> <p><i>Partition walls may be temporary, as long as they are safe and robust.</i></p>	yes	Full height separation of all units.	Y
<p>7.8 Only dogs from the same household may share a kennel unit.</p> <p><i>Written authorisation from the owner is required.</i></p> <p>The sleeping area must be at least 2.85 square metres.</p>	Yes see terms and conditions	See booking consents. Higher Standard MET	Y
<p>8.0 Monitoring of behaviour and training</p>			
<p>8.1 Any equipment that a dog is likely to be in contact with and any toy provided must not pose a risk of pain, suffering, disease or distress to the dog and must be correctly used.</p> <p><i>Items specific to a particular dog must be identified as such and only used for those dogs.</i></p> <p><i>Items such as leads must be removed when the dog is in its kennel unit.</i></p>	yes	Dogs not left with toys unattended.	Y
<p>8.2 All dogs must be provided with toys or feeding enrichment (or both) unless advice from a veterinarian suggests otherwise.</p> <p><i>Supervised enrichment opportunities must be offered to each dog at least daily.</i></p> <p><i>Food provision can be used to enhance enrichment. For example, through the use of devices increasing the time and effort taken to access food. This includes puzzle feeders, activity balls and stuffed rubber toys.</i></p> <p><i>Where dogs are kept in pairs or larger groups, more devices must be available than the number of dogs and use must be supervised carefully to identify where adverse behaviour occurs.</i></p>	Daycare	During daytime hours dogs will be in day care with full access to all those facilities on site.	Y

<i>Dogs which show adverse behaviour associated with feeding, or when provided with food based enrichment, must be separated from other dogs prior to feeding.</i>			
8.3 All toys and other enrichment items must be checked daily to ensure they remain safe and must be cleaned and disinfected at least weekly.	yes	Compliant	Y
8.4 Each dog must be exercised at least once daily away from its kennel unit as appropriate for its age and health.	Daycare	Day care	Y
8.5 Any dog, which on the advice of a veterinarian, cannot be exercised must be provided with alternative forms of mental stimulation. <i>Walks must be replaced with 2 extra periods of human interaction during the day using grooming, toys or play. Toys will ideally be on a rotation so that their preferences for different toys can be established and to minimise stress.</i>	Yes	Applicant states all boarding dogs must be able to utilise full day care or will not be boarded.	Y
8.6 There must be an area within each kennel unit in which a dog can avoid seeing people and other dogs outside the kennel unit if it so chooses. <i>This applies whether a dog is single, paired or group housed. The dog must be able to hide to avoid visual contact with other dogs. For example, by using blankets, crates and beds with high sides or screens.</i> There must be a documented daily enrichment plan setting out 2 or more sessions with toys or feed enrichment per day (in addition to their exercise).	Yes daycare	Separation barrier used. Higher Standard NOT MET	Y
9.0 Records			
9.1 A register must be kept of all the dogs at the premises which must include: (a) the dates of each dog's arrival and departure (b) each dog's name, age, sex, neuter status, microchip number and a description of it or its breed (c) the number of any dogs from the same household (d) a record of which dogs (if any) are from the same household (e) the name, postal address, telephone number and email address of the owner of each dog and emergency contact details (f) the name, postal address, telephone number and email address of a local contact in an emergency for each dog (g) the name and contact details of the dog's normal vet and details of any insurance relating to the dog	Yes	Register containing (a)-(l) available.	Y

(h) details of each dog's relevant medical and behavioural history, including details of any treatment administered against parasites and restrictions on exercise (i) details of the dog's diet and related requirements (j) consent forms (k) a record of the date or dates of each dog's most recent vaccination, worming and flea treatments (l) details of any medical treatment each dog is receiving			
9.2 When outside the premises, each dog must wear an identity tag which includes the licence holder's name and contact details.	Yes	Only used for emergency vet access.	Y
10.0 Protection from pain, injury, suffering and disease			
10.1 Where any other activity involving animals is undertaken on the premises, it must be kept entirely separate from the area where the activity of providing boarding for dogs in kennels takes place. <i>Units housing rescue or breeding dogs must be separate. Extra precautions must be taken to prevent the spread of disease and the licence holder must be able to demonstrate how this is managed. Ideally all equipment must be separate.</i>	Yes	Applicant has separate licensed Day-care facility. Boarding dogs will access this facility, but both are in separate locations on site. No Duel purpose building.	Y
10.2 A preventative healthcare plan agreed with the veterinarian with whom the licence holder has registered under paragraph 9(8) of Schedule 2 must be implemented.	yes	See vet letter	Y
10.3 A holding kennel unit must only be used in an emergency and must not be used for longer than is necessary and in any event for no longer than a total of 12 hours in any 24 hour period.	yes	No specific holding kennel on site.	Y
10.4 In sub-paragraph (3), "holding kennel unit" means a kennel unit, separate from any other kennel unit, in which a dog may be housed temporarily. <i>Holding kennels must comply with the conditions as required for main kennels. Holding kennels must be a minimum area to allow the dog to exhibit normal behaviour and dogs must be provided with a bed, food and water.</i>		As above	Y

To be completed by the Inspecting Officer:

Date of inspection(s)

30/03/23

Name of person(s)
seen at inspection

[Redacted]

EVU(s).

019774

Officer name(s)

[Redacted]

Inspectors Comments/Recommendations

New conversion of old stabling block. Premises in new condition. Excellent boarding facility. Only dogs utilising day care will board. No dogs will board 24/7, and will enter day care facility during day-time hours when day care is open.

Applicant has been advised to ensure consents reflect the transition between day care and boarding and vice versa. Also advised to ensure staff and dog records reflect the times in and out of boarding.

The kennels are newly constructed x 5 double kennels providing sleeping area and internal run. These kennels are not to be separated to singular units.

Number of dogs allowed is a maximum of 10 dogs, allowing 2 per kennel when dogs are from same household and consented to share. No more than 2 x dogs per kennel at any time.

Inspection Form – Day Care for Dogs

The Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018



Name of Premises

DOGS COUNTRY CLUB

Address of Premises

191 SLAG LANE,
LOWTON,
WARRINGTON.
WA3 1BU.

Date of Inspection

20/01/22 (REMOTE)
14/02/22
15/06/22 variation
15/08/22 variation 2nd
02/03/23 variation 110
dogs.
13/03/23 variation 2nd

Name of Person(s)
seen at Inspection

[REDACTED]
[REDACTED]
[REDACTED]

APP Enforcement Visit No.

018850 remote
018851 site inspection
019182 variation
019681 variation 110
019682 variation 110

Officer Name

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Part A – General Conditions (Schedule 2 of the Regulations)

Condition	Guidance	Officer Notes
1.0 Licence Display		
1.1 A copy of the licence must be clearly and prominently displayed on any premises used for the licensable activity.	The licence must be displayed in a public-facing area of the premises such as the entrance or reception area.	To be displayed in reception office where public have access.
1.2 The name of the licence holder followed by the number of the licence holder's licence must be clearly and prominently displayed on any website used in respect of the licensable activity.		Advised and will comply if/when granted.
2.0 Records		
2.1 The licence holder must ensure that at any time all the records that the licence holder is required to keep as a condition of the licence are available for inspection by an inspector in a visible and legible form or, where any such records are stored in electronic form, in a form from which they can readily be produced in a visible and legible form.	Electronic records must be backed up	Business will operate a mixture of written and electronic records as part of day to day running of business. Advised regarding making records available. As new business no current compliance records to view.
2.2 The licence holder must keep all such records for at least three years beginning with the date on which the record was created.		Licence applicant aware and has been advised again.
3.0 Use, number and type of animal		
3.1 No animals or types of animal other than those animals and types of animal specified in the licence may be used in relation to the relevant licensable activity.	This licence applies only to providing day care for dogs. However, if there are welfare concerns relating to other animals then the inspector should inform either the relevant person in the Local	This will be sole licensable activity taking place at location at current time, although applicant plans to extend and also use residence for

	<p>Authority, the Police or suitable animal welfare organisation as appropriate.</p>	<p>boarding of dogs. No other animals kept at location.</p> <p>Some areas are rented out for dog use, however not a licensable activity.</p>
<p>3.2 The number of animals kept for the activity at any time must not exceed the maximum that is reasonable taking into account the facilities and staffing on any premises used for the licensable activity.</p>	<p>The licence conditions must clearly state the numbers of dogs permitted at the premises. Undeclared breach of this number can invalidate the licence, especially if not reflected in increased staffing levels.</p> <p>This figure must include any dogs kept in the licensed premises which are not present for day care and must not be exceeded.</p>	<p>The premises will be licensed for the use of dogs for the purposes of Dog Day Care. The areas where dogs will be kept for this activity include 3 internal rooms identified by applicant as Playroom, Utility/Rest Room, Cleaning Room/Rest Room. The outside courtyard identified as L1 is also included as an area where dogs may be kept. Current sufficient space and shelter for 25 dogs.</p> <p>The premises have extended facility and applied for a variation to licence. Areas now covered by licence will include:</p> <p>Original Licence: Stables = 61.2 m2 Courtyard = 253.6 m2</p> <p>New areas: Barn = 146.6 m2 Puppy courtyard = 61.5 m2 Sandpaddock 1 = 800m2 Sandpaddock 2 = 310 m2 Sandpaddock 3 = 220 m2</p> <p>The premises will now be licensed for Day Care for dogs for 60 dogs.</p>

		<p>Sandpaddock 3 has no direct access to interior space for condition therefore this area shall only be used as exercise or isolation/calm down areas for dogs where separation has become necessary. This is to comply with: conditions 5.3 “There must be sufficient clean resting places to provide comfort and warmth for every dog”</p> <p>Condition 21.1 Each dog must be provided with:</p> <ul style="list-style-type: none">(a) a clean, comfortable and warm area where it can rest and sleep, and(b) another secure area in which water is provided and in which there is shelter. <p>Condition 21.3 There must be an area where any dog can avoid seeing other dogs and people if it so chooses.</p> <p>The premises have extended facility and applied for a variation to licence. Areas now covered by licence will include:</p> <p>Indoor areas: Map identifier marked: F=Polytunnel 1 = 180sq meter T=Polytunnel 2 = 196sq meter</p>
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		<p>E=Wooden Barn = 146.6sq meter</p> <p>Outdoor areas: U1=Grassed area = 300sq meter U2 = Artificial grassed area = 36sq meter N = Medium sand paddock = 320 sq meter M = Main sand paddock = 800 sq meter</p> <p>New total indoor area = 522.6 sq meter</p> <p>New total outdoor area = 1696 sq meter.</p> <p>Removed from previous licensed areas are:</p> <p>C = Stable block and associated rooms within. L1 = Courtyard.</p> <p>TOTAL 110 DOGS, this figure will include any future dogs that are also being kept as boarded dogs as the applicant has an application for kennel boarding outstanding.</p>
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4.0 Staffing

<p>4.1 Sufficient numbers of people who are competent for the purpose must be available to provide a level of care that ensures that the welfare needs of all the animals are met.</p>	<p>Staffing levels must ensure that each dog's individual welfare needs can be fully met whilst under the care of the establishment and animal welfare requirements are not compromised through lack of staff.</p> <p>Where there is evidence that the welfare needs of the animals are not being met, the inspector should consider if the staffing levels are appropriate. The inspector should take into account:</p> <p>Each dog must have six square metres of space available to them within the premises. This can include inside and outside space. The layout of the premises i.e. how many dogs may be permitted in each separate area</p> <p>The type of dog e.g. breed, age, health status, and needs.</p> <p>The qualifications / experience of the staff.</p> <p>Additional services offered by the establishment</p> <p>Use of part-time or voluntary staff</p> <p>As a guide, a ratio of staff to dogs in established businesses must not normally exceed 1:10</p>	
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	Higher Standard: Staffing levels will be up to 1 full-time equivalent attendant per 8 dogs kept.	Higher Standard NOT MET
4.2 The licence holder or a designated manager and any staff employed to care for the animals must have competence to identify the normal behaviour of the species for which they are caring and to recognise signs of and take appropriate measures to mitigate or prevent, pain, suffering, injury, disease or abnormal behaviour.	<p>Suitable and sufficient training of staff involved in animal care must be demonstrated to have been carried out in the following areas:</p> <ul style="list-style-type: none"> • Dog welfare, including recognising poor welfare and understanding the 5 welfare needs; • Dog handling; • Dog behaviour; • Cleanliness and hygiene; • Feeding and food preparation; • Disease control; • Recognition and first aid treatment of sick animals. <p>Training must be a minimum of an OFQUAL regulated level 2 qualification in a relevant subject, or clear evidence of knowledge and experience.</p> <p>Higher Standard: A member of staff with a relevant accredited Level 3 qualification must be present during the working day.</p>	<p>New business. On site training to be provided. Advised to record individual training portfolios and keep records of all training.</p> <p>2 X members of staff have the accredited Level 3 qualification. Duties are to be divided between these to allow the higher standard to be met.</p> <p>Higher Standard MET</p>
4.3 The licence holder must provide and ensure the implementation of a written training policy for all staff.	The training policy must be reviewed and updated on an annual basis and must include:	Training Policy to be introduced and completed once staff numbers confirmed. Applicant has been

	<ul style="list-style-type: none"> • Annual appraisal • Planned continued professional development • Recognition of knowledge gaps • Use of online courses and literature • If no staff are employed the licence holder must demonstrate their own knowledge development. <p>It will be applicable to any members of staff and can be shown by engagement with courses, written or online learning, keeping up to date with any research or developments for specific species and the documentation of the annual appraisal. Evidence of staff attendance or completion of the training must be provided.</p>	<p>advised of condition and is aware to retain training records.</p> <p>Staff training policy will need to reflect new areas following variation.</p> <p>Staff training policy will need to reflect new areas following variation.</p> <p>Applicant advised of condition and advised to keep individual staff training portfolios.</p>
5.0 Suitable Environment		
<p>5.1 All areas, equipment and appliances to which the animals have access must present minimal risks of injury, illness and escape. They must be constructed in materials that are robust, safe and durable, in good repair and well maintained.</p>	<p>The interior and exterior of the buildings must be maintained in good repair. Outer paths, gardens, exercise areas and general surroundings must be kept in a good, clean, presentable condition.</p> <p>There must not be any sharp edges, projections, rough edges or other hazards which present risk of injury to a dog. Timber, if used, must be of good quality, well-kept and any damaged areas sealed or over-clad. Exposed wood must be smooth and treated and properly maintained to render it impervious. All structural exterior wood i.e. fence posts must be properly treated against wood rot, e.g. tanalised. Only non-toxic products may be used.</p>	<p>Applicant aims to develop and extend the premises to accept more dogs. Current areas that are of a standard that would allow the use for day care are.:</p> <p>Playroom/rest room: 33.45 sq meters Utility/rest room: 11.01 sq meters Cleaning room/rest room: 16.72 sq meters Courtyard: 254.20 sq meters.</p> <p>Interior rooms are newly renovated and purpose built. Floors are made of impervious flooring material and sealed at edges. Any wood is smooth and treated appropriately.</p>

	<p>Interior surfaces, including floors, must be smooth, impervious and able to be cleaned and disinfected, where appropriate. Floors must have a non-slip, solid surface.</p> <p>There must be at least two secure physical barriers (door or gates etc.) between a dog and any entrance or exit to the property to the outer curtilage to avoid escape.</p> <p>Fencing must be secure and safe.</p> <p>Windows must be escape proof.</p> <p>All doors must be strong enough to resist impact, scratching and chewing, and must be capable of being effectively secured.</p> <p>Gaps or apertures must be small enough to prevent a dog's head passing through, or entrapment of any limb or body parts. Where dogs have access to mesh, the diameter of the wire must not be less than 2.0 mm (British Standard 14 gauge welded mesh). Mesh size must not exceed 50mm x 75mm. Exercise areas for common use must be suitably drained. Surface ponding of water must not occur and land drainage must be provided where necessary if normal site drainage is inadequate.</p> <p>Where artificial turf is used in outside areas, it must be maintained in good repair to avoid ingestion hazards.</p> <p>Drainage must be effective to ensure there is no standing or pooling of liquids.</p>	<p>Exterior flooring is smooth and hazard free. Wooden fencing is in good solid condition and treated with animal friendly products. Double gated area to main courtyard. All other rooms are separated from property boundary by a number of lockable/latched doors and gates.</p> <p>Widows are located high up away from reach of dogs.</p> <p>Following variation new Barn building will be included. This is a large 146.6m wooden structure. It contains a small separation area made of breeze block that allows compliance with condition 21.3. Heating will be provided by portable gas blow heaters. Ventilation via fans as and when required. The flooring is sanded throughout and all walls and pillars are treated. Barn leads out direct access to Sand-paddock 1 & 2. Sand paddock fencing is of wooden frame with mesh that is within standard.</p> <p>Following 2nd variation to licence, 2 x polytunnels are to be included as indoor space. This allows an additional 276 square meters of indoor space however the applicant is now losing 61.2 square meters from removal of stable block. This equates to an overall increase in 214.8 square meters of indoor space. Heating will</p>
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	<p>Higher standard: Dogs must be provided with a design and layout that provides them with choice. Separate areas for different activities should be provided. This can be achieved by, for example, inclusion of raised platforms.</p>	<p>be provided by portable gas blow heaters. Ventilation via fans as and when required. The flooring is sanded throughout, and all walls are wooden boarded and are treated. Polytunnels lead out direct access to grassed paddock and area of artificial grassed area. All fencing is of wooden frame with mesh that is with-in standard.</p> <p>Mix of strong wooden internal doors and stable style doors. All in good condition and allow latching.</p> <p>No small gaps or apertures seen in the areas concerned at this stage of licence.</p> <p>None in areas of licensable activity so far.</p> <p>During inspection and in heavy rain, some evidence of pooling in courtyard area. Advised to address with brushing and drainage in future. Advised not to allow to stand.</p> <p>Higher Standard Met.</p>
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<p>5.2 Animals must be kept at all times in an environment suitable to their species and condition (including health status and age) with respect to:</p> <ul style="list-style-type: none"> (a) their behavioural needs, (b) its situation, space, air quality, cleanliness and temperature (c) the water quality (where relevant), (d) noise levels (e) light levels (f) ventilation. 	<p>Dogs must not be restricted to areas when climatic conditions may cause them distress. Insulation and temperature regulation in the day care environment must aim to keep the ambient temperature in the dog sleeping accommodation above an absolute minimum of 10°C and below a maximum of 26°C.</p> <p>Dogs must be monitored to check if they are too hot or too cold. If an individual dog is showing signs of heat or cold intolerance steps must be taken to ensure the welfare of the dog.</p> <p>A dog must be able to remove itself from a direct source of heat. Heaters must not be sited in a manner or location where they present a risk of burning or electric shock / electrocution to dogs or humans, or a risk of fire.</p> <p>Adequate ventilation must be provided to all interior areas without the creation of excessive, localised draughts, and to avoid excess humidity.</p> <p>Dogs must not be exposed to excessive noise.</p> <p>If crates are used, a dog must not be secured in a crate for longer than one hour in any 8-hour period and must not be crated unless a crate forms part of the normal routine for the dog and the dog's owner has consented to the use of it.</p>	<p>New areas following variation are ventilated and heated via portable means.</p> <p>New areas following variation are ventilated and heated via portable means.</p> <p>Higher Standard MET</p>
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	Higher Standard: Ventilation must be a managed, fixed or portable, air system to ensure appropriate temperatures are maintained in all weathers. This can be an air conditioning unit or use of removable fans.	
5.3 Staff must ensure that the animals are kept clean and comfortable	<p>There must be sufficient clean resting places to provide comfort and warmth for every dog.</p> <p>The licence holder and staff should ensure that dogs benefit from adequate routine grooming and other health regimes as needed e.g. cleaning of eyes or keeping long fur from matting and inspection for parasites.</p>	<p>3x rooms inside currently available providing 61 sq meters of room.</p> <p>Following variation barn to be included covering an extra 146.6 m2. New total of inside space is therefore 207.8m2. Given condition 5.3 allowing space of 3.5m2 per dog for sufficient clean resting place will allow 60 dogs for licence.</p> <p>Following variation 2 x polytunnels and associated outside areas are to be included. 2 Polytunnels allow for additional 276square meters. New total of inside space is therefore 522.6 square meters.</p> <p>Cleaning facilities are on site. All dogs are cleaned and groomed where necessary at end of day prior to return to owners. Included in daily routine and procedures.</p>
5.4 Where appropriate for the species, a toileting area and opportunities for toileting must be provided.	<p>Dogs must have regular opportunities for toileting.</p> <p>Where the facility is indoor-only there must be a suitable area provided with a range of substrates to encourage toileting. Individual dogs which do</p>	<p>Access to large outside area. Access is usually unrestricted to dogs on site and they are allowed to access area at all times.</p>

	not toilet indoors must be given regular (and a minimum of three) opportunities to toilet outdoors.	N/A	
5.5	<p>Procedures must be in place to ensure accommodation and any equipment within it is cleaned as often as necessary and good hygiene standards are maintained. The accommodation must be capable of being thoroughly cleaned and disinfected.</p>	<p>All internal furnishings must be capable of being cleaned and disinfected.</p> <p>Faeces must be removed from all areas a minimum of twice a day.</p> <p>Dogs must be moved from the area whilst it is being cleaned.</p>	<p>Compliant.</p> <p>Faeces cleaning regularly and when observed by staff to prevent treading or spread. Applicant has a commercial contract for safe removal from site.</p> <p>Compliant.</p>
5.6	<p>The animals must be transported and handled in a manner (including for example in relation to housing, temperature, ventilation and frequency) that protects them from pain, suffering, injury and disease.</p>	<p>The licence holder must demonstrate that a suitable vehicle is available to transport dogs or, where a vehicle is not provided, a contingency plan in place for emergency transport.</p> <p>Dogs must be suitably restrained using a dog crate, dog guard or transport harness. Dog crates must be of adequate size, designed to provide good ventilation and firmly secured.</p> <p>Where the business uses vehicles to collect and return dogs, the dogs must be collected from and returned to houses on a lead to minimise the risk of any dog escaping.</p> <p>If transporting dogs by road, sufficient breaks must be offered for water and the chance to go to the toilet. Journeys must be planned to minimise the time dogs spend in the vehicle.</p> <p>Dogs must not be left in vehicles for unreasonable periods and must never be left unattended in a car</p>	<p>Staff vehicles to be used in case of emergency. Crates and restraints are to be provided. Long term plan is to have liveried company vehicle. No pick up drop off service provide. Any use of vehicles would be for emergency transport only to local vets. Staff cars initially will be utilised. Crates harness and cleaning materials will be provided by applicant.</p>

	<p>or other vehicle where the temperature may pose a risk to the animal.</p> <p>Vehicles must be regularly cleaned and disinfected.</p>	
<p>5.7 All the animals must be easily accessible to staff and for inspection. There must be sufficient light for the staff to work effectively and observe the animals.</p>	<p>There must be sufficient light in all areas of the premises to which dogs have access, to allow staff to work and observe the dogs.</p> <p>Where practicable this must be natural light, but artificial light must also be available.</p>	<p>Ample natural light and artificial light throughout the property.</p> <p>Compliant.</p>
<p>5.8 All resources must be provided in such a way (for example, as regards frequency, location, access points) that minimises competitive behaviour or the dominance of individual animals.</p>	<p>There must be multiples of all resources (food, water bowls and sleeping areas), equal or greater than the number of dogs in any communal area.</p> <p>Dogs must be carefully monitored, especially at feeding times.</p>	<p>Feeding is usually not provided, however for any younger or medical reasons dogs will be fed individually away from others. Water bowls and larger communal water stations are available.</p>
<p>5.9 The animals must not be left unattended in any situation or for any period likely to cause them distress.</p>		<p>Compliant, staff split with responsibility for identified dogs and also allocated dogs during breaks etc.</p>
<p>6.0 Suitable Diet</p>		
<p>6.1 The animals must be provided with a suitable diet in terms of quality, quantity and frequency. Any new feeds must be introduced gradually to allow the animals to adjust to them.</p>	<p>If dogs require feeding during the day, they must be fed in accordance with the individual dog's needs and their dietary requirement must be discussed and agreed with the owner.</p>	<p>Dogs normally not fed unless for medical or younger dogs. Written consent given by owners as to specific requirements.</p>
<p>6.2 Feed and (where appropriate) water intake must be monitored, and any problems recorded and addressed.</p>	<p>Water intake must be checked and the owner alerted if dog is not drinking or is drinking excessively.</p>	<p>Each dog will be given daily record for observations by staff.</p> <p>As per daily routine policy. Compliant.</p>

	Veterinary advice must be followed if feeding debilitated, underweight or ill dogs, or those with specific dietary requirements.	
6.3 Feed and drinking water provided to the animals must be unspoilt and free from contamination.	<p>Dry feed must not be left out for more than 24 hours. When wet feed is fed it must be removed before the next feeding time.</p> <p>Feed must be stored away from risk of vermin and in appropriately cool and dry places.</p> <p>Refrigeration facilities for feed storage must be provided.</p>	<p>Fed individually if required and left over food removed.</p> <p>Any foods will be stored in store room and clearly identified by owners.</p> <p>Compliant. Separate kitchen area.</p>
6.4 Feed and drinking receptacles must be capable of being cleaned and disinfected, or disposable.	<p>Receptacles must be non-porous.</p> <p>Receptacles must be cleaned daily and disinfected at least once a week. If damaged they must be disposed of or fixed.</p>	<p>Metal bowls used.</p> <p>Complaint as per cleaning and infection policy.</p>
6.5 Constant access to fresh, clean drinking water must be provided in a suitable receptacle for the species that requires it.	<p>Fresh water must be provided daily in a clean container and changed or refreshed as often as necessary.</p> <p>There must multiple water bowls provided to ensure all dogs have ready access to water.</p>	<p>Advised re numbers required and availability. Auto refills used in some areas.</p> <p>Compliant.</p>
6.6 Where feed is prepared on the premises, there must be hygienic facilities for its preparation, including a working surface, hot and cold running water and storage.	In establishments where staff are employed a separate hand wash basin with an adequate supply of hot and cold water must be provided for them to wash their hands. This must be connected to a suitable drainage system.	Washing facilities in toilets and kitchen area.

	Soap and hygienic hand drying facilities must also be available.	Compliant.
7.0 Monitoring of behaviour and training of animals		
7.1 Active and effective environmental enrichment must be provided to the animals in inside and any outside environments.	<p>A programme must be available setting out enrichment, including, grooming, socialisation and play. All dogs must receive appropriate toys and / or feeding enrichment unless veterinary advice suggests otherwise.</p> <p>The premises must obtain the owner's written consent if such enrichment is not recommended.</p> <p>Items must be checked daily to ensure they remain safe.</p> <p>Dogs must be monitored continually when toys and/or enrichment is present.</p> <p>Any toys or equipment must not pose a risk of pain, suffering, disease and/or distress to the dog and must be correctly used. Items must be checked daily to ensure they remain safe and disposed of if they are damaged.</p>	<p>Customers asked to confirm preferred enrichment and consent given on booking form.</p> <p>Compliant.</p> <p>Staff aware to monitor enrichment and observe for behaviours that may infringe on enrichment.</p> <p>Discussed and applicant aware of condition.</p>
7.2 For species whose welfare depends partly on exercise, opportunities to exercise which benefit the animals' physical and mental health must be provided, unless advice from a veterinarian suggests otherwise.	<p>Consideration must be given to life stage, physical and mental health and breed when planning daily exercise.</p> <p>Informed written consent from owners must be obtained to enable a dog to be walked outside the facility. Dogs must only be walked off the lead with written consent from the owners. No more than six dogs must be walked at the same time.</p>	<p>No additional exercise or walks take place. Staff will be trained to look for signs and symptoms of tired dogs and time out will be provided where appropriate.</p>

	<p>Dogs must be monitored whilst in outdoor exercise areas. Outdoor exercise areas must be safe and free from hazards which may cause injury.</p> <p>Faeces must be picked up to prevent parasites from being established. Where artificial turf is used, it must be maintained in good repair to avoid ingestion hazards.</p> <p>Outside areas must be suitably drained. Surface ponding of water must not occur; land drainage must be provided if normal site drainage is inadequate.</p> <p>Dogs must not have direct access to bins.</p> <p>Dogs must be prevented from having unsupervised access to ponds, pools, wells and any other features that might pose a risk</p> <p>Higher Standard: There must be a clear plan setting out two walks per dog each day for a minimum of 20 minutes each or two sessions of access to a secure open area away from the kennel unit. There must be an alternative form of enrichment planned for dogs which cannot be exercised for veterinary reasons for the same periods of time.</p>	<p>Within Courtyard area upon inspection no hazards identified. Small amount of water pooling identified during heavy rain and advice give regarding cleaning/brushing away.</p> <p>All new areas subject of variation is sanded flooring. Sand is regularly sprayed and cleaned/replaced. Children's play sand utilised. No issues seen re drainage. Large water features/paddling pools in use.</p> <p>The Polytunnels have sand and artificial grass. Sand is regularly sprayed and cleaned/replaced and as is the artificial grass. Children's play sand utilised. No issues seen re drainage.</p> <p>No direct access to bins on site. None on this licensed site area although ponds do exist within the property. At this time dogs will not have access.</p> <p>Higher Standard MET</p>
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<p>7.3 The animals' behaviour and any changes of behaviour must be monitored. Advice must be sought, as appropriate and without delay, from a veterinarian or, in the case of fish, any person competent to give such advice if adverse or abnormal behaviour is detected.</p>	<p>The behaviour of individual dogs must be monitored daily and changes in behaviour and/or behaviours indicative of suffering, stress, fear, aggression and anxiety must be recorded and acted upon with all information passed onto the owner. Records of assessment must be kept.</p> <p>All staff must be able to identify abnormalities, and in particular dogs that are anxious or fearful about contact.</p> <p>Dogs likely to, or showing, signs of being nervous or stressed must be located in a suitable part of the establishment, bearing in mind their individual disposition. Where a dog is showing signs of being nervous, stressed or fearful, steps must be taken to address this.</p>	<p>Initial assessments are made as to dogs suitability for day care environment. Character portrait obtained from owners. As new business advised regarding records for future inspections.</p> <p>To be given as part of staff training.</p> <p>Given number of dogs at premises applicant states nervous or timid dogs would be refused as unsuitable for the environment. Documentations of assessments will be retained.</p>
<p>7.4 Where used, training methods or equipment must not cause pain, suffering or injury.</p>	<p>Training must be reward based (i.e. reward desired behaviour and ignore unwanted behaviour).</p>	<p>Play and treat based rewards offered.</p>
<p>7.5 All immature animals must be given suitable and adequate opportunities to:</p> <p>(a) learn how to interact with people, their own species and other animals where such interaction benefits their welfare, and</p> <p>(b) become habituated to noises, objects and activities in their environment.</p>	<p>Documented procedures must be in place to accommodate the needs of dogs under one year of age.</p> <p>Dogs under one year of age should be accommodated in a separate social group</p>	<p>Puppy policy introduced. A separate puppy area is being developed and applicant hopes to include under licence once completed. Advised re variations required.</p>
<p>8.0 Animal Handling and Interactions</p>		

<p>8.1 All people responsible for the care of the animals must be competent in the appropriate handling of each animal to protect it from pain, suffering, injury or disease.</p>	<p>Dogs must always be handled humanely and appropriately to suit the requirements of the individual dog and to minimise fear, stress, pain and distress. Dogs must never be punished so that they are frightened or exhibit aversive behaviour.</p> <p>People must have the competence to handle dogs correctly. They must also have the ability to recognise and act upon undesirable behaviours.</p>	<p>As per policy and procedure/welfare documents provided.</p> <p>2 x level 3 qualified staff on site and staff training will be given to all staff and documented.</p>
<p>8.2 The animals must be kept separately or in suitable compatible social groups appropriate to the species and individual animals. No animals from a social species may be isolated or separated from others of their species for any longer than is necessary.</p>	<p>The ability to separate dogs must be available and consideration must be given to the age, size and behaviour differences between dogs to minimise the risk of injuries.</p> <p>A method of review must be in place to ensure that dogs are excluded if they exhibit any aggressive behaviour.</p> <p>Dogs which need to be isolated from other dogs must be provided with alternative forms of mental stimulation.</p> <p>A documented policy must be in place for monitoring the introduction of new dogs to the existing group to avoid stress to new or existing animals.</p>	<p>3x areas available at this time. One of rooms will be reserved as quiet room or time out area.</p> <p>3 strikes and out policy to be introduced. Any incidents of aggression will be documents and owners made aware.</p> <p>Discussed with applicant and enrichment also discussed. Toys and games available.</p> <p>New dogs policy covering introduction attached to application.</p> <p>Compliant.</p> <p>New areas included in variation will allow increase to 60 dogs in total. All policies and procedures must be updated to reflect this.</p>

		New areas included in variation will allow increase to 110 dogs in total. All policies and procedures have been updated to reflect this.
8.3 The animals must have at least daily opportunities to interact with people where such interaction benefits their welfare.	Dogs must receive daily beneficial human interactions appropriate to the individual dog. Higher Standard: Dogs must receive beneficial human interactions throughout the day and these must be documented.	As per staff ratios and agreed enrichment plan with owner. Individual day records to be completed for each dog. Higher Standard Met.
9.0 Protection from Pain, Suffering, Injury and Disease		
9.1 Written procedures must: (a) be in place and implemented covering: (i) feeding regimes, (ii) cleaning regimes, (iii) transportation (iv) the prevention of, and control of the spread of, disease, (v) monitoring and ensuring the health and welfare of all the animals, (vi) the death or escape of an animal (including the storage of dead animals); (b) be in place covering the care of the animals following the suspension or	The procedures must demonstrate how the conditions outlined in this guidance are met.	(i) See day care policy document (ii) See day care policy document (iii) See transport policy (iv) See day care policy (v) See day care policy and day record and infection policy. (vi) see day care policy document. (c) See emergency plan.

<p>revocation of the licence or during and following an emergency.</p>		
<p>9.2 All people responsible for the care of the animals must be made fully aware of these procedures.</p>		<p>Discussed with applicant who is aware of condition.</p>
<p>9.3 Appropriate isolation, in separate self-contained facilities, must be available for the care of sick, injured or potentially infectious animals.</p>	<p>Provision must be made for the isolation of sick/injured/infectious animals and those that might reasonably expected to be carrying serious infectious diseases.</p> <p>Where isolation facilities are provided by the attending veterinary practice, a letter must be provided by the practice stating that they are prepared to provide such facilities. If not the stated isolation protocols must be followed.</p> <p>Staff must be observant and monitor for any signs of illness when admitting dogs to the establishment. Animals showing any signs of illness must not be accepted for day care until recovered. The owner must be notified as soon as possible of any illness of an animal which develops whilst in the dog day care.</p> <p>Dogs showing signs of infectious disease must not be allowed in any shared outside exercise area.</p> <p>Protective clothing and footwear must be worn when handling dogs in the isolation facility, and</p>	<p>Confirmation of Isolation procedure to be produced by Vet.</p> <p>See Infection Policy and Day Care Policy.</p> <p>Compliant.</p> <p>Complaint</p> <p>As per Infection Policy.</p> <p>Compliant</p>

	<p>sanitation protocols adhered to. Whilst in use, the clothing must be kept in the isolation unit and not be removed other than for cleaning and disinfection. Any dogs in the isolation facility must be checked regularly and unless a separate person is caring for them, they must be visited after the other dogs.</p> <p>Separate feeding and water bowls, bedding and cleaning utensils must be stored in the isolation unit ready for immediate use.</p>	
<p>9.4 All reasonable precautions must be taken to prevent and control the spread among the animals and people of infectious diseases, pathogens and parasites.</p>	<p>An up-to-date veterinary vaccination record must be seen to ensure that dogs boarded have current vaccinations against canine parvovirus, canine distemper, infectious canine hepatitis (adenovirus), leptospirosis and other relevant diseases. Vaccination against other diseases such as kennel cough (<i>Bordetella bronchiseptica</i> /Canine parainfluenza virus) may be required by the establishment.</p> <p>Certification from a veterinarian of a recent protective titre test may be accepted instead of a booster vaccination as required by the establishment. The certificate must state that it is valid for the current period. It is up to the licence holder whether to accept such a certificate.</p> <p>Primary vaccination courses must be completed at least 2 weeks before boarding.</p> <p>Vaccines used must be licensed for use in the UK. Homoeopathic vaccination is not acceptable.</p>	<p>Booking Document and copies to be retained by applicant.</p> <p>Compliant.</p> <p>Vaccination recorded on booking form and applicant states will be compliant with this condition.</p>

	If there is evidence of external parasites (fleas, ticks, lice) the dog must be treated with an appropriate product authorised by the Veterinary Medicines Directorate (VMD) and licensed for use in the UK. Treatment must be discussed with a veterinarian before administering. Consent from the owner is required.	
9.5 All excreta and soiled bedding for disposal must be stored and disposed of in a hygienic manner and in accordance with any relevant legislation.	This must be in a clearly-marked bin which is emptied either daily or when full, whichever is the sooner. Excreta must be removed in accordance with the documented cleaning and disinfection procedure. Storage of excreta must be away from areas where animals or food are kept.	Marked bins located outside dog areas and then placed into commercial skip with contract for disposal. Compliant
9.6 Sick or injured animals must receive prompt attention from a veterinarian or, in the case of fish, an appropriately competent person and the advice of that veterinarian or, in the case of fish, that competent person must be followed.	When a dog is suspected of being ill or injured a veterinarian must be contacted for advice immediately and any instructions for treatment recorded and strictly followed with further guidance sought if there is an ongoing concern.	Any dog suspected of being ill will be refused day care. Any that become ill doing stay, day policy dictates contact with owner, and vet if needed. Compliant.
9.7 Where necessary, animals must receive preventative treatment by an appropriately competent person.	Any preventive treatment must be with consent from the owner and under the direction of a veterinarian.	Written consent obtained for any such treatments. Compliant.
9.8 The licence holder must register with a veterinarian with an appropriate level of experience in the health and welfare requirements of any animals specified in the licence and the contact details of that veterinarian must be readily available to all staff on the premises used for the licensable activity.	The name, address and telephone contact number, including out of hours provision, of the veterinarian used by the establishment must be displayed in a prominent place, close to the telephone and accessible to all members of staff. The veterinary practice must be within a reasonable travel time.	Displayed in office area where public have access.

	Written consent between the dog owner and licence holder must be obtained with regards to which veterinarian is to be used when dog is first placed with licence holder.	Compliant, please see booking document and written consents.
9.9 Prescribed medicines must be stored safely and securely to safeguard against unauthorised access, at the correct temperature, and used in accordance with the instructions of the veterinarian.	<p>All courses must be completed to the specifications given by the veterinarian.</p> <p>Any unused medications must be returned to the owner or prescribing vet.</p> <p>A fridge must be available to store medicines which require being kept at certain low temperatures.</p>	<p>Applicant aware of condition and will be compliant.</p> <p>Fridge on site in kitchen area. Any meds will be stored in marked area.</p>
9.10 Medicines other than prescribed medicines must be stored, used and disposed of in accordance with the instructions of the manufacturer or veterinarian.	All medications must only be used with prior consent of the owner and / or on discussion with a veterinarian.	Written consent obtained on booking form. All unused meds to be returned to owner.
9.11 Cleaning products must be suitable, safe and effective against pathogens that pose a risk to the animals. They must be used, stored and disposed of in accordance with the manufacturer's instructions and used in a way which prevents distress or suffering of the animals.	<p>The choice of cleaning and disinfectant products must be based on suitability, safety, compatibility and effectiveness. Disinfectant products must be virucidal as well as bacteriocidal.</p> <p>Cleaning and disinfection products must be used in accordance with the manufacturer's instructions.</p> <p>Staff using cleaning products must be competent in the safe use of detergents and fluids. Cleaning</p>	<p>Pet friendly products used. Stored in separate cleaning area.</p> <p>Applicant aware.</p> <p>Please see daily routine and cleaning policy.</p>

	<p>products must be kept entirely out of the reach of animals.</p> <p>Toys must be cleaned and disinfected between uses for different dogs, disposed of, or returned to the dog's owner (if they came in with the dog).</p> <p>Standing water must not be allowed to accumulate due to the possibility of pathogens residing in these moist environments.</p> <p>Grooming equipment must be kept clean and in a good state of repair. If provided by the owner, it must only be used on that dog and must be sent home with the dog.</p>	<p>Please see daily routines.</p> <p>Discussed on inspection as small area of water gathering (heavy rain at time) and advised to disperse as soon as area would be used.</p> <p>Dog cleaning area on-site. Any owners equipment will be sole use and returned with dog.</p>
<p>9.12 No person may euthanase an animal except a veterinarian or a person who has been authorised by a veterinarian as competent for such purpose or:</p> <p>(a) in the case of fish, a person who is competent for such purpose;</p> <p>(b) in the case of horses, a person who is competent, and who holds a licence or certificate, for such purpose.</p> <p>(c) a person who has been authorised by a veterinarian as competent for such purpose.</p>	<p>Only a veterinarian may euthanase a dog.</p> <p>Euthanasia must be humane and effective.</p> <p>The licence holder must keep a record of all euthanasia and the identity of the qualified veterinarian that carried it out. The owner or designated main point of contact must be contacted to give consent. Unless imperative for the welfare of the dog, euthanasia must not take place until consent is given.</p>	<p>Applicant aware.</p> <p>Compliant.</p> <p>Applicant aware. Owner will always be contacted in first instance. Please see day care policy.</p>

<p>9.13 All animals must be checked at least once daily or more regularly as necessary to check for any signs of pain, suffering, injury, disease or abnormal behaviour. Vulnerable animals must be checked more frequently. Any signs of pain, suffering, injury, disease or abnormal behaviour must be recorded and the advice and further advice (if necessary) of a veterinarian (or in the case of fish, of an appropriately competent person) must be sought and followed.</p>	<p>Presence or absence of faeces and urine must be monitored daily. Any abnormalities in excreta must be recorded and acted upon as appropriate.</p> <p>Dogs must be handled at least twice daily as part of their care and enrichment regime, unless handling them would pose a risk to employees or cause stress to the dogs.</p>	<p>Compliant, built into daily routine and recorded on daily sheet for individual dogs.</p>
<p>9.14 Any signs of pain, suffering, injury, disease or abnormal behaviour must be recorded and the advice and further advice (if necessary) of a veterinarian (or in the case of fish, of an appropriately competent person) must be sought and followed.</p>		<p>Discussed and advised to record on dogs daily log.</p>
<p>10.0 Emergencies</p>		
<p>10.1 A written emergency plan, acceptable to the local authority, must be in place, known and available to all the people on the premises used for the licensable activity, and followed where necessary to ensure appropriate steps are taken to protect all the people and animals on the premises in case of fire or in case of breakdowns for essential heating, ventilation and aeration or filtration systems or other emergencies.</p>	<p>Entrances and fire exits must be clear of obstructions at all times.</p> <p>Suitable firefighting, prevention and detection equipment must be provided and maintained in good working order. Any buildings must have at least one working smoke detector (or other suitable fire detection system) installed in a suitable location on each separate level / floor of the property and there must be at least one carbon monoxide detector.</p>	<p>Emergency plan in place please see attached.</p> <p>Emergency plan will need to be updated to include new areas. Advised to do so.</p> <p>Emergency plan have been updated to include new areas. Advised to do so.</p> <p>Fire fighting equipment located throughout the premises. Main building has fire detectors.</p>

	<p>An emergency drill programme must be in place with annual testing, or as determined by fire risk assessments. All new members of staff must have this as part of their induction programme.</p> <p>There must be a plan for accommodation of the dogs should the premises become uninhabitable.</p> <p>All equipment must be maintained in a good state of repair and serviced according to manufacturer's guidelines.</p> <p>There must be a documented policy in place for dealing with emergencies, including extremes of temperature and weather conditions (both hot and cold).</p> <p>All electrical installations must be installed by appropriately qualified persons and maintained in a safe condition; and sited such that they do not present a risk.</p>	<p>Applicant aware and advised to record such events.</p> <p>See emergency plan. As day care initial response will be to return to owners or emergency contacts.</p> <p>Compliant.</p> <p>Please see day care policy and emergency policy.</p> <p>Compliant.</p>
<p>10.2 The plan must include details of the emergency measures to be taken for the extrication of the animals should the premises become uninhabitable and an emergency telephone list that includes the fire service and police.</p>		<p>Compliant.</p>
<p>10.3 External doors and gates must be lockable.</p>		<p>Compliant.</p>
<p>10.4 A designated key holder with access to all animal areas must at all times be within</p>	<p>In non-domestic settings, an emergency contact name / number must be displayed on the outside of the premises.</p>	<p>Compliant.</p>

<p>reasonable travel distance of the premises and available to attend in an emergency.</p>	<p>A reasonable distance would, in normal conditions, be interpreted as no more than 30 minutes travelling time.</p>	<p>Key holders require adding to emergency plan.</p>
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Part B – Specific Conditions (Schedule 4, Part 4 of the Regulations)

20.0 No overnight stay		
20.1 No dog may be kept on the premises overnight.	Premises must be at a fixed location.	Compliant.
21.0 Suitable environment		
21.1 Each dog must be provided with: (a) a clean, comfortable and warm area where it can rest and sleep, and (b) another secure area in which water is provided and in which there is shelter.		3 internal area currently available. Compliant. Following variation barn to be included covering an extra 146.6 m ² . New total of inside space is therefore 207.8m ² . Given condition 5.3 allowing space per dog for sufficient clean resting place will allow 60 dogs for licence. 207.8m ² divided by 3.5m ²
21.2 Each dog must have access to areas where it can: (a) interact safely with other dogs, toys and people, and (b) urinate and defecate.		Large outside space and 3 internal spaces available. Intended staff ratios would make compliance with condition.
21.3 There must be an area where any dog can avoid seeing other dogs and people if it so chooses.		Would require use of one of rooms and restrict access to others therefore imposing restriction on available space reflected in number granted on licence.
22.0 Suitable Diet		

22.1 Any dog that requires specific feed due to a medical condition must be fed in isolation.	Dogs must be fed in accordance with the individual dog's needs and with written consent from the owner.	Most dogs not fed on site during hours of attendance. If required for medical or age reason applicant is aware.
23.0 Monitoring of behaviour and training		
23.1 All dogs must be screened before being admitted to the premises to ensure that they are not afraid, anxious or stressed in the presence of other dogs or people and do not pose a danger to other dogs or staff.	A record of the screening procedure for each individual dog must be completed.	Taster session undertaken prior to full booking. This is recorded.
23.2 Any equipment used that is likely to be in contact with the dogs or any toys provided must not pose a risk of pain, suffering, disease or distress to the dog and must be correctly used.		Applicant aware of condition.
24.0 Housing apart from other dogs		
24.1 Unneutered bitches must be prevented from mating.	When in season unneutered bitches must not be accepted alongside entire male dogs for day care unless there is sufficient separation in sound, sight and where possible smell.	Applicant aware and will be complaint.
24.2 Dogs which need to be isolated from other dogs must be provided with alternative forms of mental stimulation.	<p>Owners must be informed if their dog has to be kept isolated from other dogs and shown how that will be achieved.</p> <p>Isolated dogs must be provided with a dedicated range of toys and other enrichment equipment to encourage species typical behaviour.</p>	<p>Condition discussed and agreed enrichment will be consented at booking stage.</p> <p>Compliant</p>
25.0 Records		

<p>25.1 A register must be kept of all the dogs at the premises which must include:</p> <ul style="list-style-type: none"> (a) the dates of each dog's arrival and departure; (b) each dog's name, age, sex, neuter status, microchip number and a description of it or its breed; (c) the number of any dogs from the same household; (d) a record of which dogs (if any) are from the same household; (e) the name, postal address, telephone number and email address of the owner of each dog and emergency contact details; (f) in relation to each dog, the name, postal address, telephone number and email address of a local contact in an emergency; (g) the name and contact details of the dog's normal veterinarian and details of any insurance relating to the dog; (h) details of each dog's relevant medical and behavioural history, including details of any treatment administered against parasites and restrictions on exercise; (i) details of the dog's diet and related requirements; (j) consent forms; (k) a record of the date or dates of each dog's most recent vaccination, worming and flea treatments; (l) details of any medical treatment each dog is receiving. 		<p>Applicant aware of condition. Booking form covers relevant points and they will adapt procedure to ensure compliance with records of a-l available for all future inspections for every dog.</p>
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25.2	When outside the premises, each dog must wear an identity tag which includes the licence holder's name and contact details.	Dogs retained within premises at all times. Tags available for vet visits etc.
26.0 Protection from pain, injury, suffering and disease		
26.1	The dogs must be supervised at all times.	Please see staff ratios and day care policy
26.2	A preventative healthcare plan agreed with the veterinarian with whom the licence holder has registered under paragraph 9(8) of Schedule 2 must be implemented.	Compliant.
26.3	Any journeys in a vehicle must be planned to minimise the time dogs spend in the vehicle.	Only emergency vet runs envisaged.

Inspectors Comments/Recommendations

The applicant is starting a new business and therefore some compliance and record keeping cannot be demonstrated at this time. The applicant wishes to expand the business soon and certainly has scope to do so with land available. Consideration has been given within this report to the current space available that is of a standard that would satisfy the welfare needs of the dogs. There is a dominance of available outside space in comparison to inside and shelter. Close regard has been given to the condition "5.3 staff must ensure that the animals are kept clean and comfortable" and subsequent guidance note that states "There must be sufficient clean resting places to provide comfort and warmth for every dog" and also condition 21.1 states "Each dog must be provided with: (a) a clean, comfortable and warm area where it can rest and sleep, and (b) another secure area in which water is provided and in which there is shelter." It is with this in mind that the permitted number of dogs allowed under this application will be 25.

Since the licence was granted, the applicant has applied for 2 x variations to the licence, introducing new areas and requesting an increase in dog numbers. Both variations have been recorded within this initial inspection report. The first variation is highlighted in blue, the later variation is recorded in green.

The applicant has applied for a variation of licence to expand to cover extra space now provided. In assessing the application and following inspection of the site and provision I recommend as follows:

The current dog day care licence shall be varied to allow 60 dogs on site for the licensable activity.

In making this decision I have applied the Statutory Guidance for Day Care for Dogs and in particular the following have been considered:

Each dog must have 6 square metres of space available to them within the premises - this can include inside and outside space

The breed, age, health status, and needs of the dogs

Staff qualifications and experience

Part-time staff and volunteer

The layout of the premises

Areas now covered are:

Stables (Inside) marked C on map key 61.2m²

Barn (Inside) marked E on map key 146.6m²

Day-care Courtyard (Outside) marked L1 on map key 181m²

Day-care Courtyard Puppy Section (Outside) marked L2 on map key 253.6m²

Sand-paddock I (Outside) marked M on map key 61.5m²

Sand-paddock II (Outside) marked N on map key 800m²

Sand-paddock III (Outside) marked P on map key 310m²

Inside space has now been increased from 61.2 m² to now cover a total of 207.8m².

Outside space has increased considerably from 253.6m² to now cover a total of 1645.1m². The premises offer far more outside space than interior.

Given the disparity between inside/outside space close consideration has been given to how compliance can be met with the conditions:

5.3 Staff must make sure that the animals are kept clean and comfortable.

There must be enough clean resting places for every dog to be comfortable and warm.

5.8 All resources must be provided in such a way (for example, as regards frequency, location, access points) that minimises competitive behaviour or the dominance of individual animals.

In a communal area, there must be multiple resources such as:

- food
- water
- enrichment items
- resting and sleeping areas

These items should number equal or greater than the number of dogs in any communal area.

Taking into account these particular conditions, the provision for sufficient numbers of suitable sized clean resting places for every dog to be comfortable and warm, combined with the need for communal resting and sleeping areas to be provided in such numbers that equal or are greater than the number of dogs, it is obvious that this can only be complied with utilising the available inside space. Compliance with these conditions can not be met solely in outside space.

Upon inspection the new areas added all appeared well presented, meet standards required at this time and are fit for purpose.

Staff appear to be knowledgeable and well trained. The facilities are appropriate, well maintained, present minimal risk and are fit for purpose.

Oliver Rigby

The applicant has applied for a variation of licence to expand to cover extra space now provided and remove some previous licensed areas. In assessing the application and following inspection of the site and provision I recommend as follows:

The current dog day care licence shall be varied to allow **110 dogs** on site for the licensable activity.

In making this decision I have applied the Statutory Guidance for Day Care for Dogs and in particular the following have been considered:

Each dog must have 6 square metres of space available to them within the premises - this can include inside and outside space

The breed, age, health status, and needs of the dogs

Staff qualifications and experience

Staff numbers

Part-time staff and volunteer

The layout of the premises

Areas now covered are:

Polytunnel 1 (Inside) marked F on map key 180 square meters

Polytunnel 2 (inside) marked T on map key 196 square meters

Barn (inside) marked E on map key 146.6 square meters

Grassed area marked U1 on map key 300 square meters

Artificial Grassed area (Outside) to front of T marked U2 on map key 36 square meters

Sand-paddock (Outside) marked M on map key 800 square meters

Sand-paddock (Outside) marked N on map key 320 square meters

Inside space has now been increased from 207.8 square meters to now cover a total of 522.6 square meters

Outside space has increased considerably from 1645.1 square meters to now cover a total of 1696 square meters. The premises offer far more outside space than interior.

Given the disparity between inside/outside space close consideration has been given to how compliance can be met with the conditions:

5.3 Staff must make sure that the animals are kept clean and comfortable.

There must be enough clean resting places for every dog to be comfortable and warm.

5.8 All resources must be provided in such a way (for example, as regards frequency, location, access points) that minimises competitive behaviour or the dominance of individual animals.

In a communal area, there must be multiple resources such as:

- food
- water
- enrichment items
- resting and sleeping areas

These items should number equal or greater than the number of dogs in any communal area.

Taking into account these particular conditions, the provision for sufficient numbers of suitable sized clean resting places for every dog to be comfortable and warm, combined with the need for communal resting and sleeping areas to be provided in such numbers that equal or are greater than the number of dogs, it is obvious that this can only be complied with utilising the available inside space. Compliance with these conditions can not be met solely in outside space.

Upon inspection the new areas added all appeared well presented, meet standards required at this time and are fit for purpose.

Staff appear to be knowledgeable and well trained. The facilities are appropriate, well maintained, present minimal risk and are fit for purpose.

Oliver Rigby