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**MEETING:** **APPEALS AND REGULATORY COMMITTEE**

**DATE:** **10 June 2015**

**REPORT BY:** **ENVIRONMENTAL HEALTH MANAGER**

**WARDS:** **ALL**

**COMMUNITY FORUMS:** **ALL**

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**FOR PUBLICATION**

Background Papers - **Title:** All relevant files and licence registers may be inspected at the Environmental Services Department

**Location:** Town Hall, Chesterfield

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**1.0 PURPOSE OF REPORT**

To request approval to amend home boarding licence condition number 50. (See Appendix 1- in bold) Additional bundle attached for information included pre assessment, risk assessment and insurance.

**2.0 BACKGROUND**

2.1 Under the Animal Boarding Establishments Act 1963 (the Act) local authorities licence premises for the boarding of dogs and cats. This licensable activity is defined in the Act as “the keeping by any person of a boarding establishment for animals shall, subject to the following provisions of this section, be construed as references to the carrying on by him at premises of any nature (including a private dwelling) of a business of providing accommodation for other people’s animals”. Animals are further defined as cats and dogs for the purposes of the Act.

The council currently licence 10 establishments for home boarding of dogs since its introduction in January 2014.

The question has been raised by one current business owner (**who has recently found out she is expecting a baby**) and one prospective business owner (**who has a child aged 4 years 8 months**) in relation to condition number 50. Condition 50 currently states – no home where there are children under 5 will be licensed.

It is requested after consideration that this condition is changed to state – **No home where there are children under 5 years of age will be licensed unless the business operator has carried out a suitable and sufficient risk assessment and has recorded the significant findings of the risks to children under 5 whilst boarding dogs at their home.**

- 2.1 Home boarding is where an individual's dog is taken into another person's home where it is looked after and treated as if it is that persons own pet.
- 2.2 Environmental Health Officer Catherine Bromhall, contacted Sara Bartlett Head of child protection to discuss any concerns that they may have in relation to the changes that Chesterfield Borough Council were proposing. Sara stated that she was satisfied with the proposals and should CBC officers need any specific assistance then we could contact her direct.
- 2.3 Catherine Bromhall has developed an example risk assessment at the request of the Council Board in Committee in April 2015. Home Boarding owners can use as a guide when developing their own suitable and sufficient risk assessment that will be required on the new wording in condition 50 and existing condition 12. (See Appendix 2)
- 2.4 Catherine Bromhall has developed an example client information form at the request of the Council Board in Committee April 2015. This form has detailed set questions to enable the Home Boarding owners to make assessments of the dog and safety in relation to under 5s and other children. The councillors also wanted to see consistency and the new Council branding. (See Appendix 3)

### **3.0 RECOMMENDATIONS**

- 3.1 It is recommended that the Committee notes the contents of this report and:
  - ii) Agrees to the change of wording for condition 50 for home boarding to allow a business to be licensed if the business operator has carried out a suitable and sufficient risk assessment and has recorded the significant findings of the risks to children under 5 whilst boarding dogs at their home.

### **4.0 CONSIDERATIONS**

- 4.1 The following factors have been considered in the preparation of this report:
  - A) Legal and Human Rights Issues – there are legal requirements in respect of the discharge of the Council's statutory duties.
  - B) Proposed risk assessment put forward by a prospective home boarder with a child under 5.

### **6.0 SUMMARY OF RECOMMENDATIONS**

- 6.1 It is recommended after consideration, that condition 50 is amended to allow a home boarding establishment to be licensed if there are children under the age of 5 at the home provided the business operator has carried out a suitable and sufficient risk assessment and has recorded the significant findings of the risks to children under 5 whilst boarding dogs at their home.

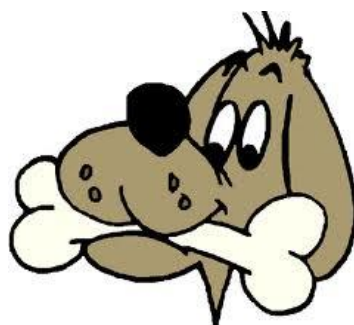
RUSSELL SINCLAIR  
ENVIRONMENT HEALTH MANAGER



## **CHESTERFIELD BOROUGH COUNCIL**

### **ENVIRONMENTAL SERVICES**

#### **Licence Conditions For Home Boarding (Dogs)**



## **Introduction**

- 1 Unless otherwise stated, these conditions shall apply to all buildings and areas to which dogs have access and/or which are used in association with the boarding of dogs.
- 2 This licence does not give any permission or approve any development under planning legislation. The operator is advised to ensure that the business does/not require planning permission by contacting Planning Services. Please note home boarding activities may attract business rates.
- 3 The Licensee must ensure that the establishment is covered by adequate and suitable public liability insurance and, where necessary, adequate and suitable employers liability insurance.
- 4 No dog registered under the Dangerous Dogs Act 1991 must be accepted for home boarding.
- 5 Dog hybrids registered under the Dangerous Wild Animal Act 1976 (e.g. Wolf Hybrids) are not to be accepted for home boarding.
- 6 Entire males and bitches in season or bitches due to be in season during the boarding, must not be boarded together or boarded with resident dogs.
- 7 Puppies under 6 months of age must not be boarded with other dogs until completion of initial inoculations and never if any difficulties have been identified during the trial socialisation period.

## **Licence display**

- 8 A copy of the licence and its associated conditions must be suitably displayed to the public in a prominent position in, on or about the premises or made available to each boarder.

## **Numbers of animals**

- 9 The maximum number of dogs to be kept at any one time at your home is shown on your licence. This will be determined by the suitability of the premises including the size and available space.
- 10 Only dogs from one household may be boarded unless the owners of the different dogs give consent in writing.  
  
Licensees must check that their Public Liability Insurance will cover dogs boarded from different households
- 11 Where there is a resident dog or cat kept at the household, written consent from the owners of the boarded dog must be gained following a trial familiarisation session.
- 12 The Licensee will be required to make an assessment of the risks of home boarding to include the risk to or caused by children who are likely to be at the property.

## **Construction**

- 13 Dogs must live in the home as family pets. There must be no external construction of buildings, cages or runs.
- 14 The premises shall have its own entrance and must not have shared access e.g. communal stairs.
- 15 There must be adequate space, light, heat and ventilation for the dogs.
- 16 As far as reasonably practicable all areas/rooms within the home to which boarded dogs have access, must have no physical or chemical hazards that may cause injury to the dogs.
- 17 There must be sufficient space available to be able to keep the dogs separately if required.
- 18 If a collection and delivery service is provided, a suitable vehicle with a dog guard or cage in the rear must be provided.

## **Training**

- 19 A written training policy for staff must be provided. Systematic training of staff must be demonstrated to have been carried out. Competency of licensees must be demonstrated to the satisfaction of the council.

## **Cleanliness**

- 20 All areas where the dogs have access to, including the kitchen etc must be kept clean and free from accumulations of dirt and dust and must be kept in such a manner as to be conducive to maintenance of disease control and dog comfort.
- 21 All excreta and soiled material must be removed from all areas used by dogs at least daily and more often if necessary. Disposal facilities for animal waste must be agreed with the Council.
- 22 All bedding areas must be kept clean and dry.
- 23 Facilities must be provided for the proper reception, storage and disposal of all waste. Particular care should be taken to segregate clinical waste arising from the treatment and handling of dogs with infectious diseases. The final route for all such waste shall comply with current waste regulations.
- 24 Measures must be taken to minimise the risks from rodents, insects and other pests within the premises.

## **Food and water supplies**

- 25 All dogs shall have an adequate supply of suitable food as directed by the client.
- 26 Fresh drinking water must be available at all times (unless advised otherwise by a veterinary surgeon) and the drinking vessel cleaned daily. The water must be changed at least twice a day.

- 27 Clients must be encouraged to provide each dog with its own bedding, bowls, grooming materials etc. These items must be cleaned regularly to prevent cross-infection. The Licensee however should also be able to provide extra bedding material.
- 28 Where necessary, eating and drinking vessels must be provided, and where so, they must be capable of being easily cleansed and disinfected to prevent cross-contamination. They must also be maintained in a clean condition. Feeding bowls must be cleaned or disposed of after each meal and each dog must be provided with its own bowl.

### **Kitchen facilities**

- 29 Airtight containers must be provided for the storage of dry foods. Uncooked food and the remains of opened tins must be stored in covered, non-metal, leak proof containers in the fridge.
- 30 All bulk supplies of food shall be kept in vermin proof containers.

### **Disease control and vaccination**

- 31 Adequate precautions must be taken to prevent and control the spread of infectious and contagious disease and parasites amongst the dogs, staff and visitors.
- 32 Proof must be provided that boarded and resident dogs have current vaccinations against Canine Distemper, Infectious Canine Hepatitis (Canine adenovirus), Leptospirosis (*L. canicola* and *L. icterohaemorrhagicae*) and Canine Parvovirus and other relevant diseases. The course of vaccination must have been completed at least four weeks before the first date of boarding or in accordance with manufacturer instructions. A record that this proof has been supplied must be kept on-site throughout the period that the dog is boarded.
- 33 Advice from a veterinary surgeon must be sought in case of signs of disease, injury or illness. Where any dog is sick or injured, any instructions for its treatment, which have been given by a veterinary surgeon, must be strictly followed.
- 34 A well-stocked first-aid kit suitable for use on dogs must be available and accessible on site.
- 35 The Licensee must be registered with a veterinary practice that can provide 24-hour help and advice. The clients own veterinary practice must be known and consulted if necessary.
- 36 Precautions must be taken to prevent the spread of fleas, ticks, intestinal parasites and other parasites in both boarded and resident dogs. Proof must be maintained of all routine and emergency treatment for parasites.
- 37 The premises shall be regularly treated for fleas and parasites with a veterinary recommended product.
- 38 Veterinary advice must be sought in relation to cleaning substances so that they or their fumes cannot be harmful to an animal.

## **Isolation and contagious disease outbreak**

- 39 Dogs showing signs of any disease or illness shall be isolated from any other dogs until veterinary advice is obtained. There must be sufficient facilities within the licensed premises to ensure effective separation of any sick animal.
- 40 The Licensee must inform the Council on the next working day if a dog develops an infectious disease.
- 41 Following an episode of infectious disease during any stay, the premises must undergo a reasonable quarantine period before new boarders are admitted. This period will be specified by the Council as agreed with their authorised veterinary surgeon.
- 42 The Council must be informed of any animal death on the premises. The Licensee must make arrangements for the body to be stored at a veterinary surgeons premise until the owners return.

## **Register**

- 43 A register must be kept of all dogs boarded. The information kept must include the following:
- Date of arrival
  - Name of dog, any identification system such as microchip number, tattoo
  - Description, breed, age and gender of dog
  - Name, address and telephone number of owner or keeper
  - Name, address and telephone number of contact person whilst boarded
  - Name, address and telephone number of dog's veterinary surgeon
  - Anticipated and actual date of departure
  - Proof of current vaccinations, medical history and requirements
  - Health, welfare nutrition and exercise requirements
- 44 Such a register is to be available for inspection at all times by an officer of the Council and/or veterinary surgeon.
- 45 The register must be kept readily available for a minimum of 2 years and kept in such a manner as to allow an authorised officer easy access to such information.
- 46 If medication is to be administered, this must be recorded.
- 47 Where records are computerised, a back-up copy must be kept. The register must also be available to key members of staff of the establishment at all times.

## **Supervision**

- 48 A fit and proper person with relevant experience must always be present to exercise supervision and deal with emergencies whenever dogs are boarded at



the premises. This person must not have any conviction or formal Cautions for any animal welfare related offence.

49 Dogs must be visited at regular intervals, as necessary for their health, safety and welfare, and must not be left unattended for longer than 3 hours at a time and then not on a regular basis

**50 ~~No home where there are children under 5 years of age will be licensed. (to be removed)~~**

**No home where there are children under 5 years of age will be licensed unless the business operator has carried out a suitable and sufficient risk assessment and has recorded the significant findings of the risks to children under 5 whilst boarding dogs at their home. (Replace with)**

51 Only people over 16 years of age are allowed to walk the dogs in public places.

### **Exercise**

52 Dogs must be exercised in accordance with their owner's wishes. If dogs are taken off the premises, they must be kept on leads unless with the owners written permission.

53 There must be direct access to a suitable outside area. The area / garden must only be for use by the homeowner (not shared with other residents). The area must be kept clean.

54 The exercise/garden area of the premises and any other area to which the boarded dogs may have access, must be totally secure and safe. Fencing must be adequate to offer security to prevent escape and be safe, with no dangerous sharp objects or protrusions. Gates must be able to be locked.

55 If there is a pond, it must be covered to avoid drowning.

56 Dogs must wear a collar and identity tag during their time in boarding. The tag must display the name, address and telephone number of the boarding premises.

57 The Council must be informed on the next working day if a dog is lost.

### **Fire/emergency precautions**

57 Appropriate steps must be taken for the protection of the dogs in case of fire or other emergencies.

58 The occupier of the property must be aware of the location of the dogs in the property at all times.

59 Careful consideration needs to be given to the sleeping area for dogs to ensure that they can be easily evacuated in the event of a fire, without putting the occupiers of the property at risk.

60 A fire warning procedure and emergency evacuation plan - including details of where

dogs are to be evacuated to in the event of a fire or other emergency - must be drawn up, brought to the attention of those involved in the home boarding

arrangements and/or displayed in a prominent place on the premises. The Licensee must have suitable arrangements for the temporary boarding of dogs in the event that the licensed premises is rendered uninhabitable.

- 61 Fire detection equipment must be provided in accordance with general advice given by the Fire Safety Officer. The home must have at least 2 working smoke detectors located at the top & bottom of the staircase, or other appropriate location.
- 62 All doors to rooms must be kept shut at night.
- 63 All electrical installations and appliances must be maintained in a safe condition. No dog must be left in a room with loose or trailing cables or wires.
- 64 All heating appliances must be free of risk of fire as is reasonably practicable. There must be no use of freestanding gas or oil appliances.
- 65 A relative, friend or neighbour within 5 minutes travelling time must have a spare set of keys and access to the premises in case of an emergency. These details must be made available to the Council.

### **Nuisance Complaints**

This licence does not give any exemption from the requirements of the Environmental Protection Act 1990 provisions on statutory nuisances, particularly those relating to odour or noise. The operator is advised to ensure that the business is run in such a manner as to ensure there are no grounds for complaint.

### **Health and safety**

The operator is reminded of their responsibilities under the Health and Safety at Work Etc Act 1974, in particular to the requirements for risk assessments. These assessments need to include for the potential impact of the business on those who are not their employees, especially family members including children.