

TITLE Home Animal Boarding – Application of the Animal Boarding Establishments Act 1963

FOR CONSIDERATION BY Licensing and Appeals Committee on 4 July 2011

WARD None specific

STRATEGIC DIRECTOR Neil Badley – Operations Manager – Place Based Services

OUTCOME

- A set of conditions applicable to home boarding establishments for dogs
- An operative date for these conditions to be applied
- A fee set for these activities

RECOMMENDATION

The Committee is asked to:

- 1) agree the various recommendations as set out in Appendix 1 to the report;
- 2) agree to apply the licence conditions with effect from 1 April 2012;
- 3) adopt the fee schedule as set out in Appendix 2 to the report; and
- 4) agree that licensing only be required when more than two dogs are boarded at the same time.

SUMMARY OF REPORT

Following on from the consideration of the draft conditions presented to the Licensing and Appeals Committee in January over 270 responses were received from the consultation exercise.

This report presents options for the main issues raised during the consultation for Members to consider, recommends that the licensing arrangements start from 1 April 2012, that a threshold limit of two dogs be set and sets out a fee schedule.

A summary table of responses is attached to this report and a full copy has been sent to each Committee Member on a CD. A full copy of all responses will be available at the Committee meeting. The responses have been 'redacted', i.e. personal information such as names, addresses, telephone numbers and e-mail addresses have been made illegible. The content of the responses is not changed in any way.

Background

The Animal Boarding Establishments Act 1963 has been applied to conventional kennels and catteries since the Act was passed. Over recent years the trade of home boarding has developed which has not been regulated by the licensing authority. This growth has been part of a national picture and as a result of licensing authorities seeking advice, national guidance has been issued on this matter by the Local Authority Coordinators of Regulatory Services' (LACORS) Companion Animal Focus Group. This group is made up of officers from Licensing authorities, the Chartered Institute of Environmental Health, DEFRA and the RSPCA., the latest advice being issued in January of this year, after our consultation exercise began.

Within Berkshire, Bracknell Forest has adopted the original national standard, whereas the other authorities have indicated that they are awaiting the outcome of the Wokingham consultation exercise before adopting their own provisions.

The legislation is not adoptive or discretionary, i.e. it is in force without the Council having to adopt it. It is however a matter for the authority to adopt the standard it will apply, but this has to be based on the requirements of the Act, i.e.

(a) that animals will at all times be kept in accommodation suitable as respects construction, size of quarters, number of occupants, exercising facilities, temperature, lighting, ventilation and cleanliness;

(b) that animals will be adequately supplied with suitable food, drink and bedding material, adequately exercised, and (so far as necessary) visited at suitable intervals;

(c) that all reasonable precautions will be taken to prevent and control the spread among animals of infectious or contagious diseases, including the provision of adequate isolation facilities;

(d) that appropriate steps will be taken for the protection of the animals in case of fire or other emergency;

(e) that a register be kept containing a description of any animals received into the establishment, date of arrival and departure, and the name and address of the owner, such register to be available for inspection at all times by an officer of the local authority, veterinary surgeon or veterinary practitioner authorised under section 2(1) of this Act;

There has been some challenge about whether the legislation applies to domestic premises. It is quite clear in the legislation that it does; in the interpretation section of the Act:

References in this Act to 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:

To date we have received no complaints about conditions that dogs are boarded in, however we are obliged to apply the Act and should a complaint be made about conditions, or if the authority is challenged by a commercial kennel as to why we were not applying the legislation the authority would, quite rightly, be criticised.

Analysis of Issues

Although some of the consultation responses simply want the trade left unregulated there are two main issues which stand out.

One is the requirement that dogs from more than one household are not boarded in the same home, and the other is that the licensing authority should not stipulate the number of dogs allowed to be boarded.

The January 2011 revision to the national guidance covers these points. It now reads: (the condition numbers relate to the Local Government Regulation (formerly LACORS) numbering, not that in our own draft)

2) Dogs from different households

Condition 3.2 of the LACORS model licence conditions for home boarding states that:

“Only dogs from the same household may be boarded at any one time. Dogs must not be boarded with any cat, unless they normally live together in the same household.”

The model condition is intended to protect the safety of the dogs and to protect the licensee from any claim for a dog attack, injury, etc. As dogs in home boarding situations have the freedom to move around, there are risks that are not present in boarding kennels. For example, if dogs that are strangers to each other are left unattended, there is the potential for one dog to turn on another (e.g. over feeding time, or to become protective over an area/corner of a room).

LACORS is aware that some councils are choosing to relax this requirement provided the licensee is able to meet a number of additional requirements/ licence conditions. Examples of additional requirements include:

- *Specific written consent of each household showing confirmation that they are content for their dogs to be boarded with others.*
- *A mandatory, trial (documented) familiarisation session for all dogs prior to stay.*
- *Separation of dogs from different households in secure areas when left unattended.*
- *Separate feeding of dogs to minimise the likelihood of dispute and aggression.*

Both the overall number of dogs to be boarded, and the number of dogs from different households to be boarded, will usually be dependent on the size of the premises and outside area. As with any decisions relating to the number of dogs allowed to be boarded, consideration is also given to whether the premises are constructed to allow:

- *Adequate space for dogs (condition 4.3)*
- *Sufficient space available to be able to keep dogs separately if required (condition 4.5)*
- *The separation of dogs showing signs of disease (condition 5.6.1).*

Measures put in place to ensure disease control will particularly important in circumstances where dogs from more than one household can be boarded together. To minimise the risk and spread of disease, it is vital that all dogs have current vaccinations against Canine Distemper, Infectious Canine Hepatitis, Leptospirosis, Canine Parvovirus and other relevant diseases (as stated in condition 5.5.2). LACORS is aware that some councils are additionally requiring that dogs boarded together are vaccinated against Bordetella kennel cough. Where necessary, councils should seek veterinary advice on vaccination, worming and flea treatment.

It is also recommended that the Licensee check that their Public Liability Insurance company will cover dogs boarded from different households.

The conditions attached to this report in appendix 1 have a range of options for Members to consider.

Operative date – Clearly the Council does not wish to create a situation where commercial obligations cannot be met and holiday plans changed because of its actions. For this reason it is proposed that the operative date for the application of the conditions be 1 April 2012. In this way the traders and dog owners have sufficient time to regularise their situation without causing disruption.

Fees – The Council can charge ‘a fee as may be determined by the local authority’. The existing fee schedule was devised for kennels and is banded, the lowest band being for up to 50 dogs. A revised schedule has been drafted which would apply to all Animal Boarding Establishments, whether they are private dwellings or otherwise. This is attached to this report as appendix 2.

In addition to the local authority fee the licensee/applicant is charged the actual cost of an independent veterinary inspection. It is our current practice to require this inspection every three years.

Threshold – It is recommended that licensing is not applied to boarding premises which board up to two dogs at any one time and that this limit be regarded as 'de minimis'.

Reasons for considering the report in Part 2

Not applicable

List of Background Papers

Animal Boarding Establishments Act 1963 LGR (LACORS) Guidance on Animal Boarding Licensing and Appeals Committee report, 10 January 2011 Summary of consultation responses

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Animal Boarding Establishments Act 1963
Licence Conditions for Home Boarding (Dogs)

1 General

1.1 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 home boarding of dogs.

1.2 In these conditions Home Boarding relates to the keeping of dogs in your home from another household for periods in excess of 12 hours as a business. This period may be overnight, or for a whole day even if not overnight. Home Boarding is sometimes known as Petsitting.

(Feedback - Opinions vary on the period beyond which licensing should be applied. The RSPCA view is that any period should require a licence, others that it should be for overnight stays only.)

Recommendation 1 – Licensing should be required for any period of boarding which is operated as a business.

1.3 Planning permission may not be required for the home boarding of animals on the scale proposed; however you should check with the Development Management service of Wokingham Borough Council to confirm the situation with your particular premises.

Recommendation 2 – Add – Planning permission will be considered for each case on its merits. Contrary to popular belief it is not the case that permission is only needed for more than six dogs.

1.4 The Licensee must ensure that the activity and establishment is covered by adequate and suitable public liability insurance and, where necessary, adequate and suitable employers liability insurance.

1.5 No dog registered under the Dangerous Dogs Act 1991 must be accepted for home boarding.

1.6 Dog hybrids registered under the Dangerous Wild Animal Act 1976 (e.g. Wolf Hybrids) are not to be accepted for home boarding.

1.7 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. Puppies under 6 months of age must not be boarded with other dogs including resident dogs.

(Feedback – There was strong feedback that puppies should be boarded as socialisation is an important part of a puppy's development.)

Recommendation 3 – That puppies under 6 months of age should be allowed to be boarded at the discretion of both the owner and the boarder.

(Feedback – In view of the difficulties in determining when a bitch may come into season, and that to exclude entire males would cause great difficulty for owners, owners have asked that this clause be amended to read that entire males and unspayed bitches not be boarded together).

Recommendation 4 – That this condition require that whole males and whole females not be boarded at the same premises at the same time.

2 Training

2.1 A written training policy for staff must be provided. Systematic training of staff must be demonstrated to have been carried out.

(Feedback – It is felt that the most appropriate form of training is experience with handling different dogs. Most home boarders do not employ staff, but where they do this is a reasonable requirement. There are a number of courses that are relevant to pet sitting such as the distance learning courses organised by the Animal Care College, and City and Guilds or NVQ.)

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The Animal Boarding Establishments Act sets out the issues that must be taken into account when considering licences under this legislation. These form the basis for the conditions below.

- A** *(a) that animals will at all times be kept in accommodation suitable as respects construction, size of quarters, number of occupants, exercising facilities, temperature, lighting, ventilation and cleanliness;*

3 CONSTRUCTION

3.1 Dogs must live in the home as family pets. There must be no external construction of buildings, cages or runs.

3.2 The premises shall have its own entrance and must not have shared access e.g. communal stairs.

3.3 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.

3.4 There must be sufficient space available to be able to keep the dogs separately if required.

3.5 If a collection and delivery service is provided, a suitable vehicle with a dog guard or cage in the rear must be provided.

(Feedback – The view was expressed that dogs should always be transported in separate crates, not in the same space)

4 NUMBERS OF ANIMALS

4.1 The maximum number of dogs to be kept at any one time will be determined by the Licensing Authority and included in the licence for the premises.

(Feedback – It was felt that this should be in conjunction with the licensee and veterinary advice and may be dependent on the size and nature of the dogs)

Recommendation 5 – That the Licensing Authority will set the maximum number of dogs following consultation with the licensee and veterinary advice.

4.2 Only dogs from the same household may be boarded at any one time. Dogs must not be boarded with any cat, unless they normally live together in the same household.

(Feedback – This clause created a lot of criticism and has been amended by later advice from LACORS (January 2011) see main report for text of revised guidance).

Recommendation 6 – That the specific written consent of each household showing confirmation that they are content for their dogs to be boarded with other dogs, and cats as appropriate, be obtained prior to boarding.

4.3 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.

4.4 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.

(Feedback – That children under 10 years should not be in close proximity to non-resident dogs)

5 Exercise Facilities

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

(Feedback – This applies to others in the same household)

Recommendation 7 – That the word ‘residents’ be replaced with ‘households’

5.2 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.

5.3 If there is a pond, it must be covered to prevent access by dogs.

(Feedback - View that this should be extended to include swimming pools and other open water, other views are that this clause is unnecessary due to clause 5.2)

Recommendation 8 – Delete clause 5.3

5.4 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.

(Feedback - Despite the wearing of a collar when dogs are on the highway or in a place of public resort being a legal requirement (Control of Dogs Order 1992) many expressed the view that this was unnecessary. Many felt that 'chipping' was sufficient and also that collars should be removed at night. Not wearing a collar at all times presents problems if a dog escapes. Some, including the RSPCA, held the view that the wearing of a collar at all times was 'essential' except under the direction of a veterinary surgeon and that the collar should have the contact details of the boarding premises.)

Recommendation 9 – That the collar may be removed when the dog is in the boarders premises, subject to the consent of the owner, and that a collar be worn at all other times which carries the contact details of the boarder.

5.5 The Licensing Authority must be informed within one working day if a dog is lost.

(Feedback – That this period should be as soon as possible and that it should be the Animal Warden that is informed)

Recommendation 10 – That the Animal Warden should be informed as soon as possible if a dog is lost.

6 Temperature, Lighting and Ventilation

6.1 There must be adequate space, light, heat and ventilation for the dogs.

(Feedback – That 'comfort' should be included)

Recommendation 11 – That comfort be included.

7 Cleanliness

7.1 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.

(Feedback - View expressed that bedding should be cleaned and disinfected after each boarding)

7.2 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 Licensing Authority.

(Feedback – Animal waste can now be disposed of in domestic waste provided it makes up no more than 10% of the total).

Recommendation 12 – Delete the last sentence of this clause.

7.3 All bedding areas must be kept clean and dry.

7.4 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.

(Feedback – see 7.2 above)

Recommendation 13 – Delete the first and last sentences of clause 7.4.

7.5 Measures must be taken to minimise the risks from rodents, insects and other pests within the premises.

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B *(b)that animals will be adequately supplied with suitable food, drink and bedding material, adequately exercised, and (so far as necessary) visited at suitable intervals;*

8 Food and Water Supplies

8.1 All dogs shall have an adequate supply of suitable food as directed by the client.

8.2 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.

8.3 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.

8.4 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.

(Feedback – Impractical to require separate drinking bowls)

9 Kitchen Facilities

9.1 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.

9.2 All bulk supplies of food shall be kept in vermin-proof containers.

(Feedback – That these clauses be combined)

Recommendation 14 – That clauses 9.1 and 9.2 be combined.

10 Exercise

10.1 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 owner's written permission.

(Feedback – View expressed that no more than 4 dogs be exercised at any one time)

Recommendation 15 – That no more than four dogs be exercised in a public place at one time.

- C** *(c) that all reasonable precautions will be taken to prevent and control the spread among animals of infectious or contagious diseases, including the provision of adequate isolation facilities;*

11 Disease Control and Vaccination

11.1 Adequate precautions must be taken to prevent and control the spread of infectious and contagious disease and parasites amongst the dogs, staff and visitors.

11.2 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.

(Feedback – vaccination against Kennel Cough should be included, also divergent views that dogs without current valid vaccinations should not be boarded at all, and conversely that dogs without vaccinations could be boarded subject to a ‘titer test’ which proves immunity)

Recommendation 16 – That vaccination against Kennel Cough be included in the list and that subject to boarders and the owners of all boarded dogs agreement, non-vaccinated dogs could be boarded provided written agreement is reached prior to booking.

11.3 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.

11.4 A well-stocked first-aid kit suitable for use on dogs must be available and accessible on site.

(Feedback – This should be separate from any first aid provision for humans and that medicines should be secure from the possibility of dogs accessing them accidentally)

Recommendation 17 – That the first-aid kit for dogs be separate from any human first aid provision.

11.5 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.

11.6 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.

11.7 The premises shall be regularly treated for fleas and parasites with a veterinary recommended product.

(Feedback – Unnecessary routine treatment can cause resistance to products)

Recommendation 18 – Amend this clause to require complete premises treatment when an infestation is identified.

11.8 Veterinary advice must be sought in relation to cleaning substances so that they or their fumes cannot be harmful to an animal.

12 Isolation and Contagious Disease Outbreak

12.1 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.

(Feedback – Separation should be by containment in a separate room, not merely a cage/crate within the same space as other dogs)

Recommendation 19 – That separation be by complete physical means to facilitate 'barrier nursing'

12.2 The Licensee must inform the Licensing Authority on the next working day if a dog develops an infectious disease.

12.3 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 Licensing Authority as agreed with their authorised veterinary surgeon.

12.4 The Licensing Authority must be informed of any animal death on the premises. The Licensee must make arrangements for the body to be stored at veterinary surgeons premises until the owners return.

D *(d)that appropriate steps will be taken for the protection of the animals in case of fire or other emergency;*

13 Fire/Emergency Precautions

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

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

13.3 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.

13.4 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 are rendered uninhabitable.

(Feedback – This should not be required when the boarder is a sole trader, alternative emergency premises need not be a licensed premises)

Recommendation 20 – Written emergency instructions are only required when there are employees working at the premises.

13.5 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 and bottom of the staircase, or other appropriate location.

(Feedback – The view was expressed that a fire extinguisher and fire blanket should also be provided)

Recommendation 21 – A suitable sized extinguisher and fire blanket be provided in the premises.

13.6 All doors to rooms must be kept shut at night.

(Feedback – This is unwise as the boarder would not be aware of noise from the dogs and may present behavioural problems)

Recommendation 21 – Delete this clause.

13.7 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.

13.8 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.

13.9 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 Licensing Authority.

(Feedback – That only 5 minutes travelling time is unreasonable and that the licensing staff are only available during office hours. Many views were expressed about the security of emergency contacts if their home telephone number is displayed outside the premises)

Recommendation 22 – That the emergency arrangements should be notified to owners prior to booking in order that the owner may make an informed decision about risk.

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- E (e) that a register be kept containing a description of any animals received into the establishment, date of arrival and departure, and the name and address of the owner, such register to be available for inspection at all times by an officer of the local authority, veterinary surgeon or veterinary practitioner authorised under section 2(1) of this Act;**

14 Register

14.1 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
- Details of any medication administered
- Health, welfare nutrition and exercise requirements

(Feedback – That the register should also include:

- Permission to be boarded with dogs from other households
- Agreement for non-vaccinated dogs to be boarded
- Permission for dog to be let off the lead when exercising
- Permission to seek veterinary treatment
- Waiver should the dog die during boarding
- Record of allergies)

Recommendation 23 – That these items be included in the register.

14.2 Such a register is to be available for inspection at all times by an officer of the Licensing Authority or a veterinary surgeon.

(Feedback – insert 'reasonable' before 'times')

Recommendation 24 – To insert 'reasonable' before 'times'.

14.3 The register must be retained and 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.

14.4 Where records are computer based a back-up copy must be kept. The register must also be available to key members of staff of the establishment at all times.

15 Other Issues

There is, as always, a requirement to comply with other legislation.

Examples of this would be:

Health and Safety, especially if you employ people to work for you

Environmental Protection legislation, which covers issues such as nuisance, noise and smell

Planning legislation

(Feedback - Suggested we add:

Animal Welfare Act 2005

Dogs (fouling of land) Act 1996

Control of Dogs Order 1992

Dogs Act 1871

Dangerous Dogs Act 1991)

Recommendation 25 – That this list be extended to cover these additional legal requirements.

(Feedback - The view was expressed that the Council should stipulate the maximum time that the boarding premises be left unattended, three hours was suggested as the maximum)

Recommendation 26 – That an additional clause be inserted to stipulate that any premises where boarded dogs are present should not be left unattended for more than three hours

(Feedback – the RSPCA has asked that a clause be inserted that the five Welfare Needs be added as the standard for all dog boarding premises as required by the Animal Welfare Act 2006 which imposes a legal duty of care.

- For a suitable environment (place to live)
- For a suitable diet
- To exhibit normal behaviour patterns
- To be housed with, or apart from, other animals (if applicable)
- To be protected from pain, injury, suffering and disease)

Recommendation 27 – That a clause regarding welfare needs be included.

Proposed Fee Schedule

Animal Boarding:	Capacity:	2011/2012
Grant	3-6	124.00
Renewal		104.00
Grant	7-10	200.00
Renewal		150.00
Grant	11-50	£320.00
Renewal		£185.00
Grant	51-100	£513.00
Renewal		£293.00
Grant	101-150	£660.00
Renewal		£366.00
Grant	>150	£770.00
Renewal		£446.00

In addition - the actual charge for a veterinary inspection, normally undertaken every third year

Background Information:

Existing Fee Levels

Animal Boarding:	Capacity:	2011/2012
Grant	1-50	£320.00
Renewal		£185.00
Grant	51-100	£513.00
Renewal		£293.00
Grant	101-150	£660.00
Renewal		£366.00
Grant	>150	£770.00
Renewal		£446.00

Example fees from other local authorities for home boarding:

Bracknell Forest –	124.00 (104.00 renewal)
Sheffield	200.00 (179.00 renewal)
Salford	106.60
South Staffordshire	192.00
Wakefield	93.80 (Maximum 2 dogs)
Trafford	149.00 (52.00 renewal)
Lewes	68.00

HOME BOARDING OF DOGS CONDITIONS - SUMMARY OF CONSULTATION RESPONSES

DRAFT CONDITION NUMBER/QUESTION	CONSULTATION RESPONSE NUMBER COMMENT RECEIVED (TOTAL RESPONSES)	COMMENTS	Agree	Disagree	Neutral
1. GENERAL					
1.1	114(HB),124, 164+165, 206, 225, 226(HB), 230, 235(HB), 245, 253(HB)	114 – ok 124 – agree apply to private homes where dogs board 164,165-agree 206 –a)agree b)no 225 – Agree with 12 hours. 226 (HB)- Yes. 230 – No strong feelings, although don't know why 12 hrs chosen. 235 – no real opinion 245 – 12 hour period, too long should be reduced. Recommend that definitions are provided for the conditions that trigger licensing. 253(HB) – Criteria should apply regardless of how long dog is boarded			

<p>Q1.2 Is 12 hrs the right period to trigger these conditions?</p> <p>Should these conditions apply if business only relates to day care?</p>	<p>1, 3, 4, 15, 40, 43, 50, 58, 70, 74, 89, 106, 114(HB), 121, 124, 126, 146, 164+165, 173, 185, 189, 197, 199</p>	<p>1-No, anyone who looks after another one's pet for money should be licensed. Should apply to day and/or night 3-12 hrs about right 4-including day boarding is overkill 15-12hrs not practical for owners who have to commute long distances 40-only apply overnight 43-broadly agree 50-12hrs may be too short-24hrs may be more reasonable 58-no real comment 70-Agree 74-Should be day care and over night. 89-no view 106-12 hours long enough 114-yes, should apply to both day care & overnight 121-should be no time constraints, to owner's satisfaction 124-agree 126-12 hours too short 146-seems reasonable 164, 165-12 hours not appropriate. Should be overnight period, not set number of hours 173 – 12 hr limit does not sit well with other conditions. Breeding/illness does not take 12 hours. Petsitting looking after animal in its own home? 185 – 36 hours should be the trigger 189 – 12 hour limit not relevant, should include day</p>	8	14	2
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		care 197 – overnight should be the period 199 – 16 or 18 hours more realistic, differentiate between day and overnight			
1.3	1, 21, 70,114,124,164+165	1-if over 6 dogs, change of use? Noise/odour must be considered 21-common sense 70-Agree 114-ok 124-believe regulations would not require PP 164,165 – should be guidance, at what point would planning application be required			
1.4	1, 70,114, 124, 164+165, 252(HB)	1-displayed along with insurance cert at reception 70-Agree 114-ok 124-essential & should be mandatory 164,165 – agreed 252(HB) – Agree. Already have insurance in place.			
1.5	1, 70, 164+165	1-agree 70-Agree 164,165 - agreed			
1.6	1, 70, 114,124, 164+165	1-agree 70- Agree 114-ok 124-agree 164,165 – agreed (although some new breeds such as northern inuits thought to be wolf hybridgs)			

<p>Q1.7 Is this requirement reasonable?</p>	<p>1, 3, 4, 30, 35, 38, 40,43, 45, 46, 47, 50, 57/63, 58, 62, 64, 69, 87, 70, 73, 74, 76, 87, 89, 92, 106,114, 115, 119, 121, 124, 126, 135, 146, 164+165, 173, 183, 185, 189, 196, 199, 202, 206, 213, 226(HB), 230,235(HB), 239(HB), 242, 245, 247, 250, 252(HB), 253(HB), 258(HB), 255</p>	<p>1-yes 3-yes 4-bitches in season-yes-but what happens if a bitch came into season unexpectedly. Entire males-assessment should be made of each dog. Puppies-disagree again assessment of each dog 30-do not understand why puppies under 6mths cannot be boarded with other dogs-part of socialisation process for young dogs 35-agree entire males and bitches in season not boarded together- simplify possibly by excluding entire males 38-if a bitch came into season unexpectedly this condition would mean people have to cancel their holiday (not covered by insurance), why can puppies under 6mths not be boarded?-socialisation, matter for boarder & owner 40-reasonable 43-broarly agree 45-disagree-the earlier you leave a dog in the care of someone else the less traumatic the experience when they are older 46-very difficult to say when a bitch is 'due' in season – think this is owners choice but expect to discuss with pet sitter- think most unlikely to accept a bitch in season 47-unacceptable-important puppies socialised at early age-if left until 6 mths problems may have already developed</p>	25	42	2
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		<p>50-reasonable</p> <p>57/63-no-if my sitter knows my dog is in season she keeps her separate- bitches don't have 'regular' seasons-this could mean not being able to use a dog sitter for 3mths</p> <p>58-no real comment</p> <p>62-concerns</p> <p>64-no- can be beneficial and contribute to being well socialised- feel depends on the individual establishment and each one should be treated on its own merits</p> <p>69-disagree to not allowing puppies under 6mths as they need to be socialised young but may be a need to advise a maximum length of stay</p> <p>70-Agree males and bitches in season should be kept separate from other boarding or resident dogs. Puppies under 6 months this should down to owner. But on rare occurrence exceptions should be considered.</p> <p>73-Purposely took puppy to stay with home boarder so she was use to it and learned to mix with other dogs from an early age. Puppy training classes encourages socialisation from as early as possible i.e. as soon as covered by their vaccinations.</p> <p>74-Should be up to owner and boarding to decided on cases by case basis</p> <p>76-If you are lucky enough to have a home border where dogs and puppies are welcome as part of a home environment then it is excellent for many reasons for the puppy, behaviourists state the</p>			
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		<p>puppies socialised from a young age become well adjusted dogs</p> <p>82-I have boarded my puppy, who is from a litter at the household, and they have grown up together</p> <p>87-I boarded my dog under 6mths old- he is the only dog I have-vital part of socialisation that has led to his being a well adjusted animal</p> <p>89-for bitch in or just about to be in season this is reasonable- for puppies under 6mths it depends on the other dogs at the residence and if the border is in a position to provide the extra care pups require – puppies should have an area where they can play and sleep away from other dogs.</p> <p>92-No, Our puppy of 4mths learnt so much from being with other dogs in the 5 days while being boarded and was happier and better behaved</p> <p>106-males/bitches in season agree. Puppies <6months could still socialise in home environment – down to HB to decide.</p> <p>114-not clear on definition of boarded together. Separate living & sleeping areas or entire establishment? Don't take bitches in or due to be in season. Do take puppies provided fully vaccinated & socialised, keep them separate from others except supervised playtime</p> <p>115 – para 1 acceptable except 1.7 puppies <6 months. Ok from 5 months. HB to decide.</p> <p>119-impractical. Cannot predict when bitch goes into season, what if happens in middle of a stay? HB can manage the segregation issues. Puppies – ok</p>			
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		<p>provided had their inoculations</p> <p>121-reasonable but owner's responsibility</p> <p>124-agree males/bitches but object to puppies <6 months. Puppies need to be socialised. Up to owner's discretion from what age puppies boarded.</p> <p>126-agree entire males, disagree bitches in season. Do not understand puppies <6 months – why?</p> <p>135-don't understand puppies <6 months, tend to be sociable at this age, fun experience for them</p> <p>146-seems unnecessary interference, easily managed by responsible owners & HBs</p> <p>164,165-Agree don't board entire males with bitches in season, including resident dogs. What if bitch comes into season during stay.</p> <p>Don't agree with restriction on puppies under 6 months. Alternative would be kennels. Socialisation & training important so boarding ideal for puppies. Why can't they be boarded with resident dogs?</p> <p>173 – reasonable but exceptions at boarders' discretion</p> <p>183 – puppies under 6 months disagree</p> <p>185 – puppies under 6 months should be able to be boarded</p> <p>189 – not reasonable. Depends on individual. Agree no boarding with any bitch due to be in season.</p> <p>196 – puppies under 6 months disagree, need to socialise</p> <p>199 – separation males/bitches reasonable but decision should be left to dog owner</p> <p>202-re:puppies. Can't see a reason to exclude them</p>			
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		<p>providing they've had necessary vaccinations according to DEFRA code of practice.</p> <p>206 – a) sensible petsitter will be wary about bitches in or near season</p> <p>b) No reason why young dogs shouldn't be housed with older ones; could help with socialisation, etc.</p> <p>213 – My puppy benefited hugely from socialization and hierarchy in the pack.</p> <p>225 –Responsible licensees should be allowed to decide whether to accept dogs/bitches/puppies .Owners should have to accept some liability too.</p> <p>226 (HB)– Yes this is reasonable</p> <p>230 –Don't think HB's would agree to board entire males & bitches in season anyway.</p> <p>235 – Re: males and bitches, yes that is obvious. Re: puppies, up to owners and what other dogs are on site. The more socialised they are the better they are.</p> <p>239(HB) – Dogs should mix as young as possible, it's vital to prevent future problems as they grow older and bigger.</p> <p>242 – Puppies need and like to be socialised, cannot see why you would exclude them.</p> <p>245 – Reasonable. Not clear if this requirement must also apply to the resident dogs i.e. if resident bitch in season, no entire males should be boarded. Re: Puppies – dogs are a social species the need and enjoy company. Careful consideration should be given to socialisation of the puppies.</p> <p>247 – Clarify how you determine whether a 'bitch is</p>			
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		<p>due in season during the boarding'. Would it not be better to state that all bitches should be spayed?</p> <p>250 – Banning young puppies could cause problems in extreme emergencies i.e. The owner being taken ill.</p> <p>252(HB) – Entire males? Should be down to the individual to decide. Puppies should be accepted as this is an important period of socialisation for them.</p> <p>253(HB) – No un-neutered males but accept un-spayed females, nor do I board puppies under 10 months.</p> <p>258(HB) – Knowledge and judgement of temperament rather than age or sex is the issue.</p> <p>255 – Sensible for dogs 'in' or about to be 'in season'.</p> <p>Puppies should: Have an area where they can play & sleep away from other dogs. Be there dependent on other dogs and ability to mix. If the HB is in a position to provide the extra care puppies require.</p>			
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DRAFT CONDITION NUMBER/QUESTION	CONSULTATION RESPONSE NUMBER COMMENT RECEIVED (TOTAL RESPONSES)	COMMENTS	Agree	Disagree	Neutral
2. TRAINING	242, 258(HB), 255	<p>242 – Just to say there should be a training policy is a waste of space and words without defining what sort of training you expect.</p> <p>258(HB) – Have you considered a 'mentoring scheme' whereby established/proven dog handlers pass on their knowledge to 'new applicants' for a licence that would qualify them towards their HB Licence. Perhaps overseen by Dog Warden? Need not have financial impact on Licensing Dept, could be self funded by new applicant. If they are serious they will be willing to pay. WBC would benefit by some uniformity in standards of practice within HB community.</p> <p>255 – Dependent on size of establishment. Not necessary for an individual. More appropriate for registered kennel service.</p>			
Q2.1 Is this requirement reasonable?	1,3,4,9,25,34,37,40,43,57/63 58,70,74,89,92, 106, 114, 115, 119, 121, 124, 126, 146 164+165, 170, 173, 185, 189, 191, 197, 199, 201,225, 226(HB), 230, 235(HB), 245, 253(HB), 255	<p>1-reasonable to have written procedures, even if no staff</p> <p>3-not really needed, hard to prove</p> <p>4-few home boarders will have staff</p> <p>9-proof of training is not appropriate-experience dedication more important</p> <p>25-competency and experience of home boarder is important –look at these as licence requirements</p>	8	31	2

		<p>34-too bureaucratic, experience gained on the job rather than needing formal training</p> <p>37-no</p> <p>40-reasonable</p> <p>43-no-not aware of training for people who board dogs</p> <p>57/63-silly-most sitters have no qualifications but are good with animals, many sitters are sole traders have no staff so no point having a training strategy, many people take it up as an alternative to unemployment so unreasonable to study for a year before starting work</p> <p>58-should the business be big enough to employ staff be good to know staff trained and suggest a signed training card</p> <p>70-Why is training required? Professional pet sitters in the majority do this job because of their love of animals who owner and dogs interests at heart. New dos and owners should be met prior to boarding and any concerns or suggestions discussed. New people to the profession may benefit.</p> <p>74-Training not required</p> <p>89-needs to be dependent on size of the establishment- more appropriate to someone running a kennel as opposed to home boarding. Don't think necessary for a home boarder</p> <p>92-No-Does not think people would know what it meant, and is more concerned with care and safe environment</p> <p>106 – don't feel needed. Up to HB.</p>			
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		<p>114 – do not employ staff. Assume training would focus on cleanliness, animal handling & procedures should accident or emergency occur</p> <p>115 – not required for established HB. New HB – proof of ability to interact with animals – trained individual such as dog warden</p> <p>119 – unnecessary</p> <p>121 – HB should display training certificate</p> <p>124 – most HB do not employ staff</p> <p>126 – no recognised training courses for HB. Use staff manual but because larger business.</p> <p>146 – normally family run businesses, concept of staff training seems excessive</p> <p>164,165 – too vague. Most boarders do not employ staff. How would training be evaluated?</p> <p>170 – not appropriate – family members who help out</p> <p>173 – could drive small business out of market, especially if 4.2 adopted</p> <p>185 – common sense required</p> <p>189 – agree training policy & comprehensive training</p> <p>191 – why are staff required if number of dogs restricted & home environment?</p> <p>197 – not necessary</p> <p>199 – if boarder single person, what would policy cover?</p> <p>201-if the business is large enough to employ staff it would be good to know they are trained.</p> <p>225 – Should depend on licensees existing background in minding dogs, experience and knowledge.</p>			
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Q2.1 What proof of training do you consider would be appropriate?	74, 199, 201, 206, 225, 245	<p>74-No certificate required to poop scoop</p> <p>199 – depends on policy</p> <p>201 -Suggest a signed training card.</p> <p>206 – Petsitters would treat their 'lodgers' as their own and pass on those standards to employees.</p> <p>225 – proof dependent on background, experience and knowledge.</p> <p>245 – Where existing skills and knowledge are not demonstrable, completion of a programme of training from an accredited education provider, should be attained.</p>			