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.)

<u>Recommendation 1</u> – 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.

<u>Recommendation 2</u> – 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 unspaved 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.)

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)

<u>Recommendation 5</u> – 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).

<u>Recommendation 6</u> – 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)

<u>Recommendation 7</u> – 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.)

<u>Recommendation 9</u> – 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)

<u>Recommendation 10</u> – 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).

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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.

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)

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

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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)

<u>Recommendation 16</u> – 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)

<u>Recommendation 17</u> – 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)

<u>Recommendation 18</u> – 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)

<u>Recommendation 19</u> – 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)

<u>Recommendation 20</u> – 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)

<u>Recommendation 21</u> – 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)

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

- o 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)

<u>Recommendation 25</u> – 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)

<u>Recommendation 26</u> – 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)

<u>Recommendation 27</u> – That a clause regarding welfare needs be included.

Proposed Fee Schedule

Animal Boarding:	Capacity:	2011/2012
Grant	3-6	124.00
Renewal	0-0	104.00
Grant	7-10	200.00
Renewal	7-10	150.00
Grant	11-50	£320.00
Renewal	11-50	£185.00
Grant	51-100	£513.00
Renewal	51-100	£293.00
Grant	101-150	£660.00
Renewal	101-150	£366.00
Grant	>150	£770.00
Renewal	~100	£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	1-50	£185.00
Grant	51-100	£513.00
Renewal	51-100	£293.00
Grant	101-150	£660.00
Renewal	101-150	£366.00
Grant	>150	£770.00
Renewal	>150	£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

TITLE	Private Hire Vehicle Age Restriction
FOR CONSIDERATION BY	Licensing and Appeals Committee on 5 September 2011
WARD	None Specific
STRATEGIC DIRECTOR	Neil Badley – Operations Manager – Place Based Services

OUTCOME

Existing Private Hire Drivers views were sought on an amendment to the current Hackney Carriage and Private Hire Licensing Policy to allow the maximum age limit for Private Hire vehicles to be more than 8 years of age in exceptional circumstances and provide guidance on the criteria that vehicles would have to meet and members are further asked to consider drivers counter suggestion that the maximum age limit of Private Hire Vehicles be increased from the current 8 years to 10 years.

RECOMMENDATION

Members are asked to consider the responses to the consultation received from Drivers and:

1. Make no change to the Hackney Carriage and Private Hire Licensing Policy with regard to providing for an exemptions policy to the maximum age allowed for Private Hire Vehicles in exceptional circumstances or increasing the maximum age limit of Private Hire Vehicles from 8 years to 10 years

<u>Or</u>

2. Consider a change to the existing Hackney Carriage and Private Hire Licensing Policy with regard to the maximum age limit of Private Hire Vehicles to be 10 years instead of 8 years

3.

SUMMARY OF REPORT

This report outlines the results of a consultation exercise with all Private Hire Drivers and in the light of these findings consider whether to implement an amendment to the current Hackney Carriage and Private Hire Licensing Policy to allow the maximum age allowed for Private Hire Vehicles to be10 years instead of 8.

Background

At a meeting of the Licensing and Appeals Committee on 23 May 2011 Members considered a report into a Private Hire Age restriction exemption in exceptional circumstances.

Members resolved that existing Private Hire Drivers be consulted on the amendment and criteria with responses being brought back to a future meeting of the Committee. All Private Hire Drivers were written to (approximately 130) and asked for their views.

16 responses were received including 1 submission via e-mail, following a meeting, from Mr Norwell (attached as Appendices One and Two). 15 drivers would like there to be a change to the maximum age of Private Hire Vehicles of which 4 indicated a 10 year maximum be allowed.

For Members information the Environmental Health Services Team are currently preparing an Air Quality Action Plan (AQAP) under Part IV of the Environment Act 1995 to address expediency of national objective levels for annual mean nitrogen dioxide in the vicinity of the M4. The plan will consider a range of options the Council could use to reduce levels of nitrogen dioxide in the borough. As the principle source of nitrogen dioxide emissions in Wokingham is road traffic, measures will be aimed at decreasing single car use per head and encouraging the use of cleaner vehicles.

One of the options that must be consided is to reduce the level of emissions from public transport including Private Hire Vehicles and one option is to introduce age limits. In London, for example, where Transport for London licence Private Hire Vehicles it is proposed that from the 1st January 2012, no licence will be issued to a Private Hire Vehicle over 10 years old;

Allowing older vehicles, such as in the exemptions policy would have a negative impact on local air quality as it will keep higher polluting vehicles on the road for longer and therefore limiting the age of the vehicles means there is a way of controlling Private Hire Vehicle emissions.

Neighbouring Local Authority positions in relation to Private Hire Vehicles maximum age limits are that Reading and West Berkshire have no limit, Slough, Windsor and Maidenhead, South Oxfordshire and Vale of White Horse have a maximum limit of 9 years and Bracknell 8 years or 10 years for wheelchair accessible vehicles.

Analysis of Issues

Amendments to existing policy in the light of representations.

Reasons for considering the report in Part 2

Not Applicable

List of Background Papers

Hackney Carriage and Private Hire Licensing Policy Meeting of the Licensing and Appeals Committee Agenda and Minutes 23 May 2011

Contact Mrs Julia O'Brien	Service Place Based Services
Telephone No 0118 9746359	Email Julia.o'brien@wokingham.gov.uk
Date 24 August 2011	Version No. 2

IMPLEMENTING AN AGE LIMITATION OF PRIVATE HIRE VEHICLES - CONSULTATION 2011

APPENDIX ONE

Driver No.	Change	No Change	Comments
			The criteria is unclear and I would recommend that as long as the cars meet current criteria then they should be allowed to be licensed for 10 years not 8 years
PHD220	V		
PHD174	V		
PHD059	V		
PHD170	1		
PHD308	V		I recommend that P/H is increased to 10 years providing it meets the standards currently in place
PHD273	1		
PHD335		\checkmark	

	1	1	
			ge limitation
		should	l be changed
		to eigh	nt years
		becau	se not
		evervo	one can afford
			a new or
			new car. And
1			hat some
			s maybe
			to leave
			gham Council
		and m	
			ng or even
			Oxfordshire
PHD073	√	Counc	il.
PHD245	√		
PHD244	V		
		Why th	ne concern
		with ag	je of Private
			hicles and
		not we	ar and tear
			ackney
DD537		vehicle	-
			that if the
			is in good
			on and meets
			eria then it
		1	
		1	be licenced
PHD236		I for at l	east 10 years
IFNU230	Y	1 1	

HD127 HD326		vehicles
		Please increase the age of public hire
PHD314	1	
PHD314		Simply increase age to 9 years subject to usual twice yearly test - even that wouldn't compare with leeway offered to drivers in Reading or PCO London. PS I am quite happy to discuss in more detail - your proposal is unworkable and who's going to pay for it?
		Criteria too complex too subjective we already have 2 tests per year, why can't they continue?
		But not on terms of suggested criteria -

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From: NORWELL COLIN Sent: 18 August 2011 19:20 To: Yvonne Jones Subject: PH Consultation Hi Yvonne

Further to our meeting regarding the extension of PH vehicles to 10 years from eight years, I have had further conversations with the Private hire licence owners and the following reccomendations were confirmed:

A. Keep the Current age at 5 years for initial registration.

B. Extend the life of Private Hire Vehicles to 10 years from eight providing they meet the Current criteria of having a valid VOSPA MOT certificate and pass the current six monthly Private Hire test.

C.The condition of the vehicle as far it's suitabilaty for use as a private hire vehicle is covered within the current guidelines for Hackney/Private Hire testing.

D. Due to advancements in Deisel engine technology over the last 20 years, the mileage of the vehicle is irrelevent providing it passes the current Private Hire test and VOSPA MOT.

I Hope these points are taken into consideration by the committee and look forward to your response. I will deliver a supporting petition to the council offices before 1030 a.m. on the 19th Aug containing names and signatures of the majority of Private Hire Drivers currently working in Wokingham.

Kindest Regards

Colin Norwell.