

# Model Licence Conditions for Kennels

**Licensing Committee**

**Date: 15<sup>th</sup> June 2017**

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Wards: All  
Parishes Affected: All

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## **1. Purpose and Reasons**

- 1.1 To review the licence conditions for kennels under the Animal Boarding Establishments Act 1963

## **2. Recommendations**

- 2.1 The Council currently uses a set of Model conditions for kennels based on the Local Government Association guidance produced. These were never formally adopted by committee.
- 2.2 The Chartered Institute of Environmental Health produced a new set of model conditions for kennels in 2016 in association with relevant organisations
- 2.3 The Council would like to formally adopt these conditions with possible amendments taking into consideration submissions from boarding establishments, other relevant organisations such as veterinary practices and members of the public
- 2.4 It is recommended that:
- 2.5 That Members agree for consultation to be carried out on the proposed revised conditions for kennels with licenced establishments within the District and relevant organisations.

For the results of the consultation exercise to be brought back to Committee

## **3. Detail**

- 3.1 Local authorities in England, Scotland and Wales issue licences to proprietors of Kennels, Catteries and Home Boarders under the Animal Boarding Establishments Act 1963.
- 3.2 There is currently one kennel licensed within this Authority.
- 3.3 Although the Licensing team use a set of model conditions to assist with their inspections (Appendix 1); it appears that these were never formally adopted by Committee.

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Further information on the subject of this report can be obtained from Kathryn Ashton 01793 466113, [KAshton@swindon.gov.uk](mailto:KAshton@swindon.gov.uk).

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- 3.4 The Chartered Institute of Environmental Health (CIEH) has worked in partnership with Borough Council of Wellingborough, British Small Animal Veterinary Association British Veterinary Association, Corporation of London, Dogs Trust, Epping Forest District Council, International Cat Care, Pet Industry Federation (formerly Pet Care Trust), Royal Society for the Prevention of Cruelty to Animals and The Kennel Club to produce a new set of model conditions and guidance for kennels.
- 3.5 A copy of the new model conditions and guidance for kennels is attached at Appendix 2 of this Report.
- 3.6 The new model licence conditions and guidance bring the previous model licence conditions up to date, reflecting changes in the law and the industry and progress in animal husbandry.
- 3.7 Model licence conditions for catteries, home boarders and purpose built day care centres have already been adopted by the Licensing Committee. The conditions will only apply to dogs boarded in a kennel environment.

## 4. Alternative Options

- 4.1 The Council could decide not to adopt the conditions; however, this would mean that there would be no consistent guidelines when undertaking inspections of proposed and existing establishments and attaching appropriate conditions.

## 5. Implications, Diversity Impact Assessment and Risk Management

### Financial and Procurement Implications

- 5.1 There are no direct financial implications arising from the report.
- 5.2 Licensees can appeal to the Magistrates Court, where they are aggrieved by any condition subject to which such a licence is proposed to be granted (section 4 Animal Boarding Establishments Act 1963)

### Legal and Human Rights Implications

- 5.3 Legal and Human Rights considerations have been taken fully into account in compiling this report. It is considered that the recommendations of this report are compatible with Convention Rights. The Council is required to comply with the statutory provisions referred to in the report. All other legal and human rights implications have been considered in the preparation of this report.

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## All Other Implications (including Staff, Sustainability, Health, Rural, Crime and Disorder)

5.4 There are no other implications

## Diversity Impact Assessment

5.5 A DIA has been completed and is available on request

## **6. Consultees**

6.1 The Director of Finance (Section 151 Officer) and Director of Law and Democratic Services (Monitoring Officer) are consulted in respect of all reports.

6.2 All Licensed Animal Boarding Establishments within the borough

## **7. Background Papers**

7.1 Animal Boarding Establishments Act 1963

7.2 Animal Welfare Act 2006

## **8. Appendices**

8.1 Appendix 1 Model conditions for kennels

8.2 Appendix 2 CIEH Model Licence Conditions and Guidance for kennels

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Appendix 1 Model conditions for kennels

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## **Model Licence Conditions and Guidance for Dog Boarding Establishments**

### **1. INTRODUCTION**

Local Authorities issue licences to proprietors of boarding kennels under the provision of The Animal Boarding Establishments Act 1963. The licence can stipulate a number of conditions to secure the following objectives:

- i) that dogs are kept in accommodation suitable in respect of construction, size, temperature, lighting, ventilation and cleanliness;
- ii) that dogs are adequately supplied with suitable food and drink, and are visited at suitable intervals;
- iii) that dogs are kept secure;
- iv) that reasonable precautions are taken to prevent the spread of infectious diseases;
- v) that appropriate steps be taken in the event of an emergency;
- vi) that a suitable consistent level of management is maintained.

In 1993 The Chartered Institute of Environmental Health (CIEH) published comprehensive guidance and model licence conditions to ensure that a consistent approach was maintained in the issuing of licences and the enforcement of the legislation by local authorities.

Following the publication of the guidance and model conditions it became apparent that the conditions were being applied by some local authorities too rigidly and without due regard to the detailed guidance notes, which in the original document, were separated from the model conditions. The Guidance Notes provided a detailed explanation for the conditions and provided a framework for a consistent approach while allowing freedom of interpretation and flexibility to be applied by the licensing authorities in accordance with local circumstances.

It should be stressed that the aim of licence conditions is to ensure high standards of animal care and health and safety are maintained in animal boarding establishments.

If variations to the model conditions are made local authorities should bear in mind that the principal aim must still be met.

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In new establishments there is an expectation that all appropriate conditions should be met as a basic minimum standard. In existing establishments it is accepted that some of the conditions may need to be phased in over a period of time by agreement between the establishment owner and the local authority in which case a licence, subject to an agreed scheme of works and a suitable realistic timescale for implementation should be issued.

Where appropriate and as necessary the local authority should seek the advice and assistance of a veterinary surgeon.

For ease of reference and application the model conditions have been set out in the text in bold type with notes appended adjacent in italics giving additional information.

**Throughout the text and as a licence condition the following applies:**

1.1 Unless otherwise stated, these conditions shall apply to all the buildings and areas to which dogs have access and/or are used in association with the boarding of dogs.

Use of the term 'kennel' refers to combined sleeping and individual exercise areas.

## 2 LICENCE DISPLAY

The principal legislation dealing with Animal Boarding Establishments is the Animal Boarding Establishments Act 1963 which addresses the areas to be covered by the licence relating to animal welfare and management. It is essential that consumers and those responsible for premises management are aware of the licence conditions:

### LICENCE DISPLAY

2.1 A copy of the licence and its conditions must be suitably displayed to the public in a prominent position in, on or about the boarding establishment.

*Notes:*

*If displayed externally the licence and its conditions should be protected from the weather. Preferably the licence should be displayed in the reception area. The number of dogs for which the premises is licensed, the number of isolation and holding kennels must be specified on the licence. Guidance to their numbers are found in the notes below.*

Other legislation and issues to be taken into consideration by kennel owners are:

### INSURANCE

*Notes:*

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*Adequate insurance indemnity should be arranged by the operator of the remises. This should be maintained at a sufficient level to cover the maximum number of dogs boarded. Several companies offer policies specific to animal boarding establishments. Details are often advertised in pet publications. Proprietors of animal boarding establishments are able to insure purely the liability aspect by taking out third party liability cover. In addition, you can insure against veterinary fees for accidents and illness, death from accidents, illness, death from accidents, death from illness and loss from theft and straying. You must insure against public liability. Employers Liability Insurance is mandatory for boarding establishment owners who employ staff. Employers Liability (Compulsory Insurance) Act 1969. Certificates of insurance must be prominently displayed.*

## **STAFF FACILITIES**

*Notes:*

*Adequate toilet and washing facilities must be available for staff in accordance with health and safety requirements.*

*An adequate First Aid kit must be available for staff use.*

**9.** *Staff should be adequately trained in the safe handling of dogs, emergency procedures to be followed, and all other aspects of the licence conditions which are pertinent to their work. Staff should also be regularly vaccinated against Tetanus.*

## **10. ESTABLISHMENTS RECEIVING BOTH DOGS AND CATS**

*Notes:*

*When the granting of the licence is being considered by the local authority, there will be a presumption against cats and dogs being kept within sight of each other, unless good reason can be made otherwise. [See companion booklet on model licence conditions and guidance for cat boarding establishments].*

*In consideration of "Good Reasons" existing facilities and management must be taken into account.*

## **3 CONSTRUCTION**

### **3.1 GENERAL**

**3.1.1** The establishment must, at all times, be laid out and operated in accordance with an approved plan, to be attached to the licence. Before carrying out any alterations, plans must be submitted to and approved by the licensing officer of the local authority.

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3.1.2 Where wood has been used in existing construction it must be smooth and treated to render it impervious. Wood should not be used in exposed construction of walls, floors, partitions, doorframes or doors in the dog kennelling area. There must be no projections liable to cause injury

3.1.3 Fencing material must be secure and safe.

3.1.4 Sleeping areas of kennels must be so insulated as to prevent extremes of temperature.

3.1.5 The construction must be such that the security of the dog is ensured.

3.1.6 All exterior wood must be properly treated against wood rot, e.g. Tanalised. Only products which are not toxic to cats may be used.

3.1.7 All internal surfaces used in the construction of walls, floors, partitions, doors and door frames to be durable, smooth and impervious. There must be no projections or rough edges liable to cause injury.

## Notes:

*The conversion of existing buildings should be discouraged. Experience shows that they may be more expensive to adapt and less efficient to operate.*

*At least 20% of the individual exercise runs must be covered with a suitable mesh. Where galvanised welded mesh is used for fencing the wire diameter must not be less than 2.0mm (14 standard wire gauge) excluding any covering and the mesh size must not exceed 5.0cm (2").*

*Application for building works may well require approval from the building control department and/or the planning department.*

*The interior and exterior of the buildings should be kept in good decorative order and repair. Outer paths, gardens, exercise areas and general surroundings must be kept in a good, clean, presentable condition. Failure to comply with this recommendation may be a consideration in any decision by the local authority to withdraw the licence for any reason.*

*A safe system of work must ensure correct use of chemicals and materials used in the kennel and must include constructional details suitable to reduce spread of infection, disease and contamination.*

## Wood in Kennels:

*The purpose of avoiding wood on surface structures of kennel interiors is because of the possibility of damage to the material caused by scratching by animals. Worn and splintered material is difficult to clean, harbours bacteria, viruses etc. and allows the splinters produced to penetrate the animals' skin. The whole point of hygienic and safe practice is to provide easy to clean surfaces.*

## 3.2 WALLS AND PARTITIONS

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3.2.1 Walls with which dogs may come into contact must be of smooth impervious materials, capable of being easily cleansed. Where concrete or other building blocks or bricks are used in such walls, they must be sealed so as to be smooth and impervious, and resealed as necessary. 3.2.2 Junctions between vertical and horizontal sections should be coved. If impractical in existing premises, all joints must be sealed. 3.2.3 Partition walls between kennels must be of solid construction to a minimum height of 1.2m (4ft). 3.2.4 In new construction, in exercise runs the lower section of partitions in adjoining runs must be of solid construction.

*Notes:*

*This condition is to provide a physical barrier to infection. It will also reduce aggression while allowing socialisation. Suitable materials for the construction of partition walls would be properly surfaced impervious brick/block constructions, moulded plastic, glass reinforced plastic (GRP), pre-formed plastic surfaced board, etc. Such solid construction may be from floor to ceiling, but this should not be detrimental to other welfare considerations such as the dog's outlook, lighting and ventilation. Sealing refers to the use of a proprietary water proofing agent for sealing the wall against damp-penetration. Under certain circumstances sealing of brickwork can only be achieved by rendering prior to sealing. In individual exercise areas it is recommended that the solid partition be of a minimum of 675mm (27 inches) high from the ground and in existing construction this condition should be phased in over a suitable period taking into consideration existing construction and the condition of the kennels.*

## 3.3 FLOORS

3.3.1 Floors of all buildings, individual exercise areas and kennels, must be of smooth, impervious materials, capable of being easily cleansed and in new kennels must incorporate a damp proof membrane.

3.3.2 All floors of kennels and individual exercise areas must be constructed and maintained in such a condition as to prevent ponding of liquids.

*Notes:*

*Floors of kennels and related exercise areas should be constructed in impervious material and be readily cleansable while providing sufficient grip for the animal to walk or run without sustaining injury.*

*Drainage channels should be provided near to the kennel edge so that urine is not allowed to pass over walk areas in corridors and communal access areas. It is reasonable to face a bedding area in the opposite direction to the exercise area if separate drainage channels are approximately sited.*

*Before beginning any alterations you are advised to contact the building control section of the local authority. Waste water outlets may need approval from the National Rivers Authority (contact your local area office for advice).*

*"Communal" facilities must not be used by more than one dog at any one time unless they are from the same household.*

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*Communal exercise areas should generally be discouraged – see Notes in Section 4.*

3.3.3 In new construction floors must be laid to a minimum fall of 1 in 80 leading to a shallow drainage channel or effectively covered deep drainage channel.

3.3.4 Communal exercise areas must be suitably drained but need not comply with conditions 3.3.1 and 3.3.2.

## 3.4 CEILINGS

3.4.1 Ceilings must be capable of being easily cleansed and disinfected.

*Notes:*

*Where kennels are provided, within converted outbuildings, consideration should be given to ease of cleaning, energy conservation, wildlife access, lighting and ventilation.*

## 3.5 DOORS

3.5.1 Kennel doors must be strong enough to resist impact and scratching and must be fitted to be capable of being effectively secured.

3.5.2 Where metal bars and frames are used, they must be of suitable gauge (approximately 10-14) with spacing adequate to prevent dogs escaping or becoming entrapped. Where metal edging is used, this must not present a risk of injury to the dog.

3.5.3 Door openings must be constructed such that the passage of water/waste is not impeded, or allowed to gather due to inaccessibility.

*Notes:*

*See also General Construction for galvanised welded mesh use (Section 3.1). Galvanised Weld Mesh should be a minimum of 2mm (14 gauge) in thickness. It is recommended that the spacing of the wire should not exceed 50mm (2 inches).*

*When designing kennel doors regard should be paid to the Health and Safety of the person working in the kennel, for example large dogs may push against the door which may give rise to difficulties in securing the door and even to accidents to the person on the opposite side of the door when it opens outwards. Therefore consideration could be given to opening the outer door in an inward direction in the interests of staff safety.*

## 3.6 WINDOWS

3.6.1 All windows which pose a security risk must be escape proof at all times.

*Notes:*

*Windows when a security risk must be protected by welded mesh, or be made of reinforced glass, polycarbonate or other impact resistant material.*

## 3.7 DRAINAGE

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3.7.1 The establishment must be connected to mains drainage or an approved, localized sewage disposal system.

## 3.8 LIGHTING

3.8.1 During daylight hours light must be provided to exercise and sleeping areas so that all parts are clearly visible. Where practicable this must be natural light.

3.8.2 Adequate supplementary lighting must be provided throughout the establishment.

*Notes:*

*Natural and artificial lighting must be of sufficient standard to enable efficient working after daylight hours.*

## 3.9 VENTILATION

3.9.1 Ventilation must be provided to all interior areas without the creation of excessive, localised draughts in the bedding area.

*Notes:*

*Draughts can be the outcome of ventilation provided for animal health. Heating can equally be removed by ventilation. A balance is necessary between adequate ventilation and the unnecessary removal of warm air. Ventilation is important as an aid to disease control, a protection against smell accumulation, and prevents excessive humidity of the atmosphere. High humidity increases the risk of kennel cough and should be avoided. Siting of the bed is an important consideration. Raising the bed and providing adequate protective sides to allow the dog "depth" to seek protection are consideration in protecting the dog.*

## 3.10 MAINTENANCE

3.10 Maintenance and repair of the whole establishment must be carried out regularly.

# 4 NUMBER OF ANIMALS

## 4.1 NUMBER OF DOGS PERMITTED

4.1.1 The maximum number of dogs is determined by the local authority dependent on the individual kennels capability

4.1.2 Each dog must be provided with a separate kennel except that dogs from the same household may share a kennel of adequate size with the written consent of the dogs' owner.

4.1.3 Holding kennels may be provided for temporarily kennelling a dog for not more than 24 hours. Holding kennels, if provided, must comply with conditions as required for main kennels. Holding kennels must be a minimum area of 2.3 sq m (25 sq ft).

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4.1.4 No animals other than dogs are to be boarded within the licensed facilities without the written approval of the local authority.

4.1.5 Where stray dogs are accepted by the kennels they must be kept in a separate area away from boarded dogs.

Notes:

*The number of dogs permitted relates to the number and size of the kennels and must be stipulated clearly on the front sheet of the displayed licence. The decision regarding the number of dogs, as well as considering kennel size and numbers, will take into account the effectiveness of site management.*

*Dogs from the same family who normally live together, may prefer to share a kennel. It is a requirement that operators obtain written authorisation from the dog owner before kennel sharing is allowed. Where sharing occurs the dogs must be able to lie down comfortably in the sleeping area, with sufficient space for the door to open fully.*

*Holding Kennels*

*The number of holding kennels provided should be agreed between the kennel owner and the local authority and noted on the licence. In general holding kennels should not constitute more than 25% of the total number of residential kennels.*

*Identification and Control of Dogs on Site*

*The Control of Dogs Order 1992 requires that all dogs, whilst in a public area, must wear a collar and tag stating the name and address of the owner. It is recommended that all dogs boarded at the establishment should wear a collar and tag identifying the name of the owner, or have the collar and tag secured immediately outside the kennel. This will assist in the identification. It will also assist staff with dog control if one tries to escape, or if there is a fire or other emergency. In the case of sharing it will be necessary to take the collars off and hang them outside the kennel.*

*Dangerous Dogs*

*Dogs subject to contracts under current Dangerous Dogs Legislation must have a copy of the licence and insurance certificate lodged with the boarding kennel.*

## **4.2 KENNEL SIZE, LAYOUT AND EXERCISE FACILITIES**

4.2.1 For new kennels each kennel must be provided with a sleeping area of at least 1.9 sq m (20 sq ft).

Notes:

*In existing kennels the new size requirements for sleeping areas should be phased in over a number of years after consultation between the kennel owner and local authority taking into account local circumstances*

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*During kennel construction it is necessary to use an appropriate design and correct materials to overcome problems of noise emission and to ensure energy conservation. This is in order to minimise discomfort to the dog and to minimise the risk of nuisance to persons in the vicinity of the site.*

4.2.2 Suitable bedding equipment must be provided which allows the dog to be comfortable and which is capable of being easily and adequately cleaned and sanitised. Such equipment must be sited out of draughts.

All bedding material must be maintained in a clean, parasite free and dry condition.

4.2.3 For new kennels each kennel must be provided with an exercise area of at least 2.46 sq m (26 sq ft) (for dogs up to 24 inches high at shoulder) or 36 sq ft for larger dogs, which is separate from the bedding area and exclusive to that kennel, for free use by the dog at all times except at night.

4.2.4 Kennels must have a minimum height of 1.8m (6 ft) to facilitate adequate access by kennel staff for cleaning.

4.2.5 Kennels and exercise areas must open onto secure corridors or other secure areas so that dogs are not able to escape from the premises.

4.2.6 Exercise areas must not be used as bedding areas.

*Adverse Weather:*

*In adverse weather conditions the responsible person must decide whether or not dogs are given free access to their exercise area.*

*In existing kennels the new size requirements for exercise areas should be phased in over a number of years after consultation between the kennel owner and local authority taking into account local circumstances. This exercise area should be roofed to a minimum of half the area, sufficient to give the dog protection against the weather. Some of this should be translucent material capable of filtering UV light and providing adequate shade.*

*Communal Areas for Exercise:*

*In general, communal areas should be discouraged because of the risk of disease spread, in particular worms, and fighting. With the provision of individual exercise areas to each kennel, the extra provision of a communal area need not be provided. Surface ponding of water must not occur and land drainage should be provided where necessary if normal site drainage proves inadequate.*

*The risk of spreading disease, in particular worms, is increased by use of communal areas.*

*All communal exercise areas should be provided with an impervious cleansable surface at least around the perimeter (concrete, laid to a suitable fall to prevent ponding and promote drainage).*

## 5 Management

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## 5.1 TRAINING

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

Notes:

*The licensee must formulate a written training policy for permanent, part time and seasonal workers. The following are regarded as essential topics to be covered in the programme:*

*Animal Welfare*

*Cleanliness and Hygiene*

*Feeding and Food Preparation*

*Disease Control*

*Recognition and Treatment of Sick Animals*

*Health and Safety*

*Emergency Procedures*

*Transportation of Animals: All vehicles used by the establishment for the transportation of dogs must be regularly serviced and kept clean. They must be fitted with cages of adequate size for the safe transportation of dogs and be provided with adequate ventilation. All vehicles must be secure and should not be left unattended when transporting a dog.*

**NB The Welfare of Animals (Transport) Order.** *If you transport animals as part of your business you must be authorised as an animal transporter. For long journeys (over eight hours), vehicles must have been inspected and approved. From January 2008 drivers or attendants responsible for transporting animals more than 65km are required to hold a certificate of competence*

## 5.2 TEMPERATURE IN KENNELS

5.2.1 Heating facilities must be available in the kennel and used according to the requirements of the individual dog.

5.2.2 There must be some part of the dog's sleeping area where the dog is able to enjoy a temperature of at least 10°C (50°F).

5.2.3 In isolation kennels there should be a means of maintaining the temperature at a level suitable for the conditions of the dog and dependent on veterinary advice.

Notes:

*Many kennels have been built without proper concern for the welfare of the dog.*

*The materials used on the kennel exterior may not offer adequate protection against temperature variations throughout the majority of the year.*

*There will be periods in the year where ambient external temperatures will cause temperatures to fluctuate above or below the recommended levels. If the higher temperature level is exceeded due to constructural shortcomings rather than normal ambient temperature then artificial means of counteracting this high temperature should be introduced. Where temperatures lower than indicated are*



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*reached the use of individual heating lamps for dogs may prove adequate. In some circumstances additional background heating will also be required.*

*The temperature of the isolation kennels should not be allowed to fall below 15.5°C (60°F) generally, unless specific advice is given to the contrary by the Veterinary Surgeon.*

*The difficulty of providing maximum temperature levels is acknowledged. 26°C (79°F) is a realistic temperature which should not to be exceeded in normal circumstances. It is important to remember that a minimum temperature of 10°C (50°F) is required, and if inadequate attention has been given to construction and insulation it will be necessary to use additional heating and thereby increase running costs. Failure to provide additional heating will cause dogs to suffer. Particular attention should be paid to design and construction. Geographical orientation is also relevant. Aspect affects temperature. It is often difficult to maintain adequate temperatures with north facing openings.*

*Correct attention to orientation of the kennel will allow maximum use of natural light.*

*Similarly in summer temperatures, poorly insulated exteriors will allow internal temperatures to build up (similar to car interiors) to excessive levels. Even with additional ventilation the dogs will suffer.*

*Some summer temperatures will naturally exceed 26°C (79°F). Inadequate construction or ventilation of the kennels must not be an excuse to allow unnecessarily high temperatures being attained.*

*Where temperatures are likely to rise above the maximum levels specified in the notes there should be some means of mechanical or automatic cooling/ventilation.*

*A safe system of heating must be provided so that risks of electrocution and burning are avoided. Open flame appliances must not be used.*

## **5.3 CLEANLINESS**

5.3.1 All kennels, corridors, common areas, kitchens 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.

5.3.2 Each occupied kennel must be cleansed daily. All excreta and soiled material must be removed from all areas used by dogs at least daily and more often if necessary.

5.3.3 All bedding areas must be kept clean and dry.

5.3.4 Each kennel must be thoroughly cleansed, disinfected and dried upon vacation. All fittings and bedding must also be thoroughly cleansed and disinfected at that time.

5.3.5 Facilities must be provided for the proper reception, storage and disposal of all waste.

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Particular care should be taken to segregate clinical waste arising from the treatment and handling of dogs with infectious diseases. The final disposal route for all such waste must be incineration

Notes:

*Arrangements must be made with the Waste Collection Authority or waste management contractor authorised for the purposes of the duty of care, for removal of other wastes from the establishment under the Environmental Protection Act 1990. Foul waste water must be disposed of by discharge to the approved drainage system.*

*Cleaning:*

*There are a range of alternative cleaning regimes.*

*Basically the regime should include:*

- 1. Removal of solids*
- 2. Washing*
- 3. Disinfection*
- 4. Drying*

*The physical collection (shovel and bucket) of faeces is usual.*

*The use of detergent and water will "wash down". Equally pressure hoses or steam cleaning will wash down more effectively.*

*There is a need to control bacteria, viruses, and fungi within the sanitising process.*

*There is little point in putting down disinfectant only to wash it away in a short period of time. The long term activity of chemicals used in the control of viruses, bacteria and fungi should be considered.*

*Great care should be taken when using any chlorine based chemical, e.g. bleach. (See notes of COSHH)*

*Combinations of bactericides, fungicides and virucides may prove expensive to use and may not necessarily be the best system to use.*

*There is a balance between the dog enjoying a known environment and introducing infection and infestation in wickerwork baskets and old clothing/bedding, etc. Staff handling between kennels further increase the risk of disease spread. While owners' own baskets and bedding may help a dog to settle, particularly during its first stay in boarding conditions, their use should be discouraged as there is no immediate control over cleanliness and parasite transmission.*

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

## 5.4 FOOD AND WATER SUPPLIES

5.4.1 All dogs must be adequately supplied with suitable food. Wholesome water must be available at all times and changed daily.



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5.4.2 Eating and drinking vessels must be capable of being easily cleansed and disinfected to prevent cross contamination. They must be maintained in a clean condition.

5.4.3 Eating vessels must be cleansed after each meal.

5.4.4 Drinking vessels must be cleansed at least once a day.

*Notes:*

*Dogs should be fed to a standard compatible with the maintenance of health.*

*Inspectors will observe the general nutritional status of the dogs and the type and quality of food in store and in the process of preparation. If necessary, a veterinary surgeon will be called into advise.*

*Food should not be left for excessive periods within the kennel in order to avoid smells and flies. More food and water may be required for old or young dogs. No food should be left outside at night.*

*Disposable eating dishes, although expensive, are recommended as hygienic since they cannot transmit infection and are a saving of time and labour since they are immediately disposable. Expanded polystyrene is not a suitable material for this use*

## **5.5 KITCHEN FACILITIES**

5.5.1 Exclusive facilities, hygienically constructed and maintained, must be provided for the storage and preparation of food for the dogs.

5.5.2 Where fresh and cooked meats are stored, refrigeration facilities must be provided, and potential food contamination must be avoided.

5.5.3 A sink with hot and cold water must be provided for the washing of food equipment and eating and drinking vessels. A separate wash hand basin with hot and cold water must be provided for staff use.

5.5.4 Containers must be provided for the storage of foods and shall be so constructed and kept in such good order, repair and condition as to be proof against insects and other pests.

## **5.6 DISEASE CONTROL AND VACCINATION**

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

5.6.2 Proof must be provided that dogs boarded or resident have current vaccinations against Canine Distemper, Infectious Canine Hepatitis (Canine adenovirus), Leptospirosis (L. canicola and L. icterohaemorrhagiae) 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 manufacturers instructions. A record that this proof has been supplied must be kept on-site throughout the period that the dog is boarded.

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5.6.3 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.

5.6.4 A well stocked first-aid kit suitable for use on dogs must be available.

Notes:

*“Other relevant diseases” allows for the insertion of diseases which may as yet be unknown but which may be regarded as important in the future or which may be added according to circumstances.*

*Four weeks is the maximum time for all current vaccines to become fully effective. A shorter time is acceptable if suitable veterinary evidence is provided, based on manufacturers’ instructions. For example, intra-nasal vaccination for Bordetella bronchiseptica (part of the Kennel Cough complex) is regarded as giving solid protection after only 5 days.*

*Vaccination against Kennel Cough should be encouraged.*

*Kennel owners should seek the advice of their Veterinary Surgeon regarding accomplishment of this, as the disease is generally regarded as being multi-factorial. It is important that there are facilities and procedures for cleansing and disease control and that staff are familiar with the procedures and understand what action to take in the event of an outbreak of disease.*

*Phenolic disinfectants should not be used around dogs and dogs must be kept dry during cleaning of enclosures.*

*If there is evidence of external parasites (fleas, ticks, lice, etc.) the dog must be treated with a proprietary insecticide.*

*If there is evidence of internal parasites the advice of a veterinary surgeon should be sought.*

*All insecticides, disinfectants, etc. must be used strictly in accordance with the manufacturers instructions, and hazard sheets kept for staff which explain precautions to be taken by the user.*

*The first-aid for use on dogs must be kept well stocked at all times. Advice on contents should be available from the establishment’s veterinary surgeon.*

*It is important to consider procedures to be carried out in case of death or escape. All staff should be made fully aware of these procedures. They will also help to reassure owners that the establishment acted correctly in that situation.*

*Any dog that has died on the premises must be referred to a veterinary surgeon and the licensing officer of the local authority must be informed.*

*A veterinary practice should be appointed for the establishment. The name, address and telephone number must be displayed in a prominent position in a public area.*

5.6.5 A suitable range of muzzles of varying sizes and a suitable dog catching device, must be kept on site.

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***The 24 hour telephone contact number of the veterinary surgeon used by the establishment should be displayed in a suitable place, close to the telephone and accessible to all members of staff.***

## **5.7 ISOLATION**

5.7.1 Isolation facilities must be provided.

5.7.2 In existing facilities these isolation facilities must be in compliance with the other boarding requirements but must be separate and physically isolated from the main kennels. This must be a minimum 5m (15ft). (See also temperature control).

5.7.3 Adequate facilities to prevent the spread of infectious disease between the isolation and other kennels must be provided.

5.7.4 Hands must be washed after leaving the isolation facilities before visiting the other kennels.

*Notes:*

*Isolation facilities must be provided at the rate of at least 1 isolation kennel for up to 50 kennels at the establishment and pro rata above that. The number should be noted on the Licence.*

*The requirement for 5m distance between isolation facilities and main kennels is based upon consideration of the distance that a dog sneeze travels. Intervening buildings and constructional detail (i.e. window and door positions) should be taken into account. Individual circumstances may significantly vary the stated figure.*

*Isolation facilities must be used where the presence of infectious disease is suspected. Where stray dogs accepted by the kennels they must be kept in a separate area away from boarded dogs. Isolation facilities must only be used for this purpose in exceptional circumstances (i.e. where stray intake is minimal).*

*Condition 5.5.5 would apply to staff handling strays.*

*Protective clothing and equipment, for use only in the isolation facility, must be used to reduce the spread of infection.*

*In new build isolation facilities separated 10 metres from the main units must be provided.*

## **5.8 REGISTER**

5.8.1 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 or 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

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- anticipated and actual date of departure
- health, welfare and nutrition requirements

Notes:

*Computerised, loose-leaf, index card and book register systems are acceptable. If a book register is used, pages must be consecutively numbered. Records of the owners agreement to share may be kept on a separate form if a computerised system is used. It is strongly urged that the establishment introduce formal boarding agreements, stating clearly the responsibilities of both parties during the duration of the kennelling. The Licensing Officer of the local authority will consider the details recorded in the register against the actual facts observed.*

5.8.2 The register must be kept readily available for a minimum of 24 months and kept in such a manner as to allow an authorised officer easy access to such information.

5.8.3 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.

## 5.9 IDENTIFICATION OF KENNELS

5.9.1 Each kennel must be clearly marked (e.g. numbered), and a system in place which ensures that relevant information about the dog in that kennel is readily available.

Notes:

*An alternative system of identification can be used with the approval of the Licensing Authority providing the system in use meets the criteria for identification and information provision for each dog and is readily accessible and easy to use.*

*The system of identification of units must be capable of containing relevant information such as feeding habits and frequencies, medicinal treatments, etc. If identified on the kennel it must not obscure the primary information. If additional information is stored electronically or manually away from the kennel the information must be readily and easily accessible.*

## 5.10 SUPERVISION

5.10.1 A fit and proper person must always be present to exercise supervision and deal with emergencies whenever dogs are boarded at the premises.

5.10.2 Dogs must be visited at regular intervals as necessary for their health, safety and welfare.

Notes:

*Suitable intervals for visiting means intervals of not less than four hours, starting at 8.00am, until 6.00pm.*

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*An evening visit may be appropriate but must be balanced against the possibility of disturbing the dogs and causing noise nuisance.*

## 5.11 FIRE PRECAUTIONS

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

5.11.2 A proper emergency evacuation plan and fire warning procedure must be drawn up and posted on the premises. This must include instructions on where dogs are to be evacuated to in the event of a fire or other emergency.

5.11.3 Fire fighting equipment must be provided in accordance with advice given by the Fire Prevention Officer.

5.11.4 All electrical installations and appliances must be maintained in a safe condition. There must be a residual current circuit breaker system on each block of kennels.

5.11.5 Heating appliances must not be sited in a location or manner where they may present a risk of fire, or risk to dogs.

5.11.6 Precautions must be taken to prevent any accumulation which may present a risk of fire.

5.11.7 There must be adequate means of raising an alarm in the event of a fire or other emergency.

*Notes:*

*It is recommended that plans and details of the establishment are logged with the police and fire authorities.*

*Fire protection advice must be sought from the Fire Prevention Officer regarding appropriate fire extinguishers and their correct siting, fire drills, fire escapes, etc. and implemented. The general maxim of "people first" in the event of fire is good advice.*

*Where rebuilding or providing new buildings, the Fire Prevention Officer will give advice on fireproofing requirements.*

*The advice given by the Fire Prevention Officer should be in writing and particular regard should be given to the safe storage of inflammable substances. Staff should know how to use the fire extinguishers. It is also advisable to install smoke detectors.*

*Dogs should not have direct access to open flame heating devices.*

## 6. DOG SITTING SERVICES

***See Model conditions for Home Boarding***

## 7. OTHER RELEVANT LEGISLATION

HEALTH AND SAFETY AT WORK ETC ACT 1974

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- i) There is a duty on all employers and employees to ensure safety of themselves, workmates and visitors to the site and contractors. This also extends to the self-employed.
- ii) An “accident book” must be provided to record details of accidents and “near misses”. An annual review will indicate how to keep staff safer by introducing safer practices based on experience.
- iii) Regard should be paid to providing safe systems of work for staff, particularly those involved in dog handling.
- iv) An establishment employing more than four people requires a written safety policy.
- v) There is a requirement for a risk assessment to be carried out to identify hazards in the workplace and assess risks, e.g. number of people affected etc, in order to assess any health and safety risk in an objective manner as far as possible.

Legislation is evolving all the time and reference should be made to enforcement authorities for up to date advice.

More details will be available from your local authority or from Management of Health and Safety at Work – Approved Code of Practice ISBN 0-11-886330-4 available from HSE Books, tel no. 0797 881165 (mail order).

## **ENVIRONMENTAL PROTECTION ACT 1990**

- i) Under section 34 operators have a “duty of care” to ensure that all waste arising from their premises is disposed of without harm to human health or the environment. They may only pass their waste to registered carriers or appropriately licensed or authorised disposal facilities.

The definition of waste is currently under review. Reference to the local authority will help clarify the position with regard to waste material generated from boarding establishments.

- ii) Part III of this Act deals with nuisance. When setting up a boarding establishment, it is most important to consider the potential problem of noise or odour nuisance in order to prevent possible legal action which could lead to closure at a later date.

Environmental Health Officers are able to give further advice and guidance on nuisance problems and related statutory provisions.

Noise emission is often not considered by establishment owners. Monitoring a single dog barking at close range may produce a reading in the region of 95 dB(A). It is important to design and site kennels to minimise any cause of complaint from neighbours. The choice of appropriate materials, and their correct use in design, in terms of preventing noise nuisance is extremely important. In view of the law allowing noise sensitive premises to be built near kennels, often after the kennel has been built, consideration should always be given to the



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need to retain noise within site boundaries as much as possible, having regard to local background noise levels.

iii) The use of incinerators to dispose of animal carcasses may require licensing by your local authority who will advise you regarding the requirements of part 1 of the Environmental Protection Act 1990.

If you use an incinerator you are advised to notify the local authority.

The Environmental Protection Act 1990 places a duty of care on businesses to ensure that waste is disposed of by a registered carrier to an appropriate licensed or authorised disposal facility. Those wishing to dispose of waste on their premises or operate an incinerator may need planning permission, and a waste management licence or authorisation under the Environmental Protection Act 1990. They should seek advice from their Waste Regulation Authority or Environmental Health Department.

Dog faeces and “sharps” such as needles, scalpels etc, constitute “clinical” waste and are likely to be subject to specific disposal conditions.

## **ELECTRICITY AT WORK REGULATIONS 1989**

Apply to every employer or self employed person, and you therefore have a duty to comply with these Regulations ensuring your electrical fittings and equipment are maintained in a safe condition.

In the event of something going wrong, you will be asked to say why you thought the equipment was safe, which means regular testing of fittings is advisable.

## **CONTROL OF SUBSTANCES HAZARDOUS TO HEALTH REGULATIONS 1988 (COSHH)**

i) These are known as the “COSHH” Regulations. They require you to keep chemical substances on your premises in a safe manner, and to review whether you are able to reduce the number of chemicals used and to see if you are able to use chemicals which are less hazardous in order to do the same job.

ii) They also deal with zoonoses (diseases transmitted from animals to people, such as Salmonellosis, Toxocariasis and Toxoplasmosis) and you should bring suitable advice on risks and precautions to the attention of your staff, and ensure that they are suitably vaccinated.

For further advice contact your medical practitioner and/or the environmental health department.

## **CONTROLLED WASTE REGULATIONS 1992**

The definition of clinical waste in these regulations include animal tissue, blood or other body fluids, excretions, drugs or other pharmaceutical products, swabs, dressings or syringes, needles or other sharp instruments which unless rendered safe may prove hazardous to any persons coming into contact with it.

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The Health and Safety Commission's guidance document 'Safe Disposal of Clinical Waste' advises on best practice in the handling and disposal of such waste and you can also seek advice from the local Waste Regulation Authority or the Environment Agency Regional Office

## **THE CONTROL OF DOGS ORDER 1992 (S1901)**

Every dog whilst in a place of public resort must wear a collar with the name and address of the owner inscribed upon it. "Public Place" means any street, road or other place (whether or not enclosed) to which the public have or are permitted to have access whether for payment or otherwise and includes the common parts of a building containing two or more separate dwellings.

It should be noted that premises may also be visited from time to time under the Animal Welfare Act 2006 which is principally concerned with animal welfare and the prevention of cruelty.

## **DANGEROUS DOGS ACT 1991**

The Act prohibits persons from having in their possession or custody dogs belonging to types bred for fighting; it imposes restrictions in respect of such dogs; it enables restrictions to be imposed in relation to other types of dog which present a serious danger to the public; and makes further provision for ensuring that dogs are kept under proper control.