



Introduction

This document has been drafted to assist home boarding businesses to comply with the conditions in The Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018 Dog Breeding Licensing: Statutory Guidance for Local Authorities.

The statutory guidance can be found on the GOV.UK website:

<https://www.gov.uk/government/publications/animal-activities-licensing-guidance-for-local-authorities/dog-breeding-licensing-statutory-guidance-for-local-authorities>

Other useful information can be found on our website:

www.preston.gov.uk/animallicensing

In this document are example policies and other documents that you may wish to adapt and use in your Dog Breeding business. These documents have been prepared in good faith however it is the responsibility of the License holder/owner to ensure that the documents they use in the course of their business satisfy the requirements of the licensing conditions and/or any insurance requirements.

All businesses are different. It is up to the business to determine the level of detail in the policies and procedures. Larger businesses are likely to require more detail as there are a number of staff that will need guidance and training. Smaller businesses run by just two partners, for example, may require far less detail. Our example policies and procedures cover the bare minimum required to pass the Licensing Inspections.

Where you see [premises] written you should type the name of your business, e.g. Beacon Fell Home Boarding!

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Staff Training Policy

1. This policy sets out the [*Premises*] commitment to the current and future development of staff skills, expertise and ability. [*Premises*] recognises that effective staff development is not only vital to meeting future goals and ambitions but also makes an essential contribution to the development of a responsive, supportive staff and well managed business.
2. Staff training can take the form of:
 - a. Mentoring/shadowing of senior staff
 - b. Short in-house training
 - c. Short courses run by a third party
 - d. On-line webinars/courses
 - e. Accredited courses which lead to a recognised qualification
3. All new staff will undergo a staff induction that will cover;
 - animal welfare, including recognising poor welfare
 - animal handling
 - animal behaviour
 - cleanliness and hygiene
 - feeding and food preparation
 - disease prevention and control
 - recognition and first aid treatment of sick or injured animals
 - Our written policies and procedures relating to the care of animals.
4. All Staff training will be recorded in the Staff Training Record.
5. All new staff will be sent on an Animal First Aid course at the earliest opportunity. Animal First Aid training will be renewed when the certificate expires (or after 3 years).
6. All staff will have annual reviews where their current qualifications will be reviewed and updated. Training needs and knowledge gaps will be identified.
7. The training needs/requests of individuals will be balanced alongside the training needs of others and the importance to the business.
8. Senior Staff will undergo relevant OFQUAL regulated training in support of the premises Animal Activities Licence.

Staff Training Record

All training undertaken by Licence Holders, Owners, Managers and other employees in relation to Animal Welfare must be recorded on this training record.

Employee Name:

Dog Breeding

In-House Training (Given by the Licence holder/Owner/experience staff to other staff)		
Topic	Date Completed	Trainer
Animal welfare, including recognising poor welfare		
Animal handling		
Animal Behaviour		
Cleanliness and hygiene		
Feeding and Food Preparation		
Disease Prevention and Control		
Recognition and first aid treatment of sick or injured animals		
New Dogs Training		
Whelping		
Handling Puppies		

External Training (Colleges, On-line, Distance Learning etc)			
Topic	Date Completed	Awarding Body	Copy of Certificate on file y/n

Emergency Plan

This Plan has been produced in recognition of the importance of operating effective contingencies for dealing with foreseeable emergencies such as fire, loss of power, loss of heat, extreme weather (hot and cold) and widespread disease outbreak. This plan will considers dealing with evacuation and shelter contingencies for dogs at [*premises*].

Fire Safety

Carbon Dioxide Fire extinguisher is located in the kitchen. A Fire blanket is located in the kitchen. Fire extinguishers are served annually.

Smoke detectors are located in the hall and on the upstairs landing.

Upon discovering a fire, the member of staff will immediately sound the alarm.

All dogs will be put on a lead. Leads are kept in the cupboard under the stairs. We will wait with all dogs outside of *23 Dogbone Road*. If possible dogs will be placed in crates or in our transport van, which holds 2 dogs. Where possible the dogs will be temporarily transported to our emergency accommodation at [*address*].

The dogs will only be returned to the house when it is safe to do so. Dogs that cannot longer be accommodated due to damage shall be transferred to another Licensed Dog Boarding establishment forthwith.

Fire drills are undertaken twice per year, one shall in involve the removal of all dogs from the house.

Carbon Monoxide

There is a gas boiler providing heating and hot water located in the bathroom. A Carbon Monoxide detector is located in the bathroom and tested monthly. The gas boiler is serviced annually by a competent gas safe engineer.

Carbon Dioxide is a tasteless, colourless, odourless gas that is toxic. In the event that the Carbon Monoxide detector sounds, staff shall quickly make their way out of the building opening windows and doors as they go. Call 999. Do not re-enter the building until you are told it is safe to do so, even to rescue a dog.

Loss of Power

Emergency torches are located in the hall next to the front door and in the front bedroom. The torches are tested monthly to ensure the batteries are working.

In the event of a power loss the power company will be called to ascertain when the power is likely to be returned. If the power is likely to be off for more than 24 hours then consideration to hiring a generator shall be made. Loss of power in winter is likely to lead to loss of heating, so the loss of heating plan shall be followed.

Alternatively, if the power cannot be restored via main or generator then arrangements to board the dogs in nearby Licensed boarding establishments will be made.

Emergency contacts for all boarded animals shall be kept 'on the cloud' so they can be accessed remotely or on a 'grab sheet' in the kitchen.

Loss of Heating

In winter the loss of heating could be serious.

Ensure all doors and windows are closed prevent any dogs entering the outside areas and to prevent the unnecessary loss of heat.

See scenario for loss of power. Consider providing alternative heating arrangements such as gas heaters. Before gas or solid fuel appliances are used a thorough risk assessment will be performed considering fire, burns and potential for carbon monoxide poisoning. Only heaters approved for indoor use shall be used.

Alternatively, if the temperature cannot be safely maintained above 10°C arrangements to board the dogs in nearby Licensed boarding establishments will be made.

Extreme Weather Conditions

Heat: Fans are provided, and escape proof windows can be opened to help with the air flow. In the unlikely event that the temperature cannot be maintained below 26°C air conditioning units will be hired to lower the indoor temperatures. Dog walks will be limited to the coolest part of the day (early mornings & late evenings) and dogs will not be encouraged to be active when it is hot. Regular replenishment of cool drinking water will be undertaken. Wet cool towels will be provided for dogs to lie on and a padding pool will be provided in the shaded area of the garden.

Cold: If the current system cannot maintain the temperature above 10°C supplementary heating electric or gas heating will be provided. Before electric or gas appliances are used a through risk assessment will be performed considering fire, burns and potential for carbon monoxide poisoning. Only heaters approved for indoor use shall be used.

Damage to buildings: In extreme weather the dogs shall be restricted to indoors only. In the event that the house is damaged (e.g. *falling trees, roofs missing significant tiles or flat roof come away*) arrangements to board dogs in nearby Licensed boarding establishments will be made if there is no longer sufficient suitable safe accommodation at [premises]. Efforts should be made to capture any dogs that have escaped, but only if safe for the staff to do so.

Loss of Water

In the event that there is a loss of water the utility company will be contacted to determine how long [premises] will remain without water.

If it is to be no longer than 24 hours, then sufficient water bottles will be purchased from a local shop to ensure the dogs are supplied with fresh drinking water. Sufficient water for handwashing and spot cleaning should also be purchased. (*Note sanitiser is not a suitable alternative to handwashing but can help to reduce the bacteria and viral loading on a person's clean hands*).

If the premises are to be without water for longer than 24 hours then it becomes difficult to deep clean, use washing machines and maintain hygiene standards. In this case dogs will be placed with other Licensed Dog Boarding premises until the water supply is re-established.

When the water supply is re-established then the premises will be deep cleaned.

Feeding Regimes

At [premises] we provide fresh water for each dog on a daily basis in separate water bowls. Water will be changed once daily or sooner if visibly soiled/contaminated. Water bowls are kept separate from food bowls and positioned in several areas around the kitchen to allow all dogs to access water.

Dogs that show signs of aggression when fed shall be fed separately. All dogs will be fed at least one meal per day, unless more is advised by the Vet.

Food intake will be monitored and recorded on a daily basis and veterinary advice sought if a dog has not eaten for 24 hours. Body Condition Scoring will be monitored and recorded for all adult dogs.

Pregnant Bitches

There will be little or no change in diet to avoid weight gain in weeks 1-6 of the pregnancy. From week 6 the bitch will be transitioned on to puppy food. The amount of food will be increase proportionally according to the number of puppies and the bitches BCS. The Bitch maybe fed smaller portions twice daily due to decreased appetite. Once the puppies have started to wean the bitch will be transitioned back to her normal food.

Puppies & Weaning

Puppies will be encouraged to take their mothers milk. Weaning will commence at about 3 weeks. I use XXX puppy food. Food will be initially prepared wet but gradually the puppy will be moved to dry food.

Cleaning Regime

At [premises] we recognise that cleaning and disinfection are important to help prevent the spread of infectious disease. We use [BRANDs] pet-safe disinfectant and cleaners. Each designated room is checked and cleaned daily as necessary. Soiled toys or bedding materials will be removed and cleaned and disinfected. Water and feed bowls are emptied and cleaned daily.

Cleaning Procedures

Daily cleaning tasks –

1. The designated rooms will be hoovered to remove debris such as dog fur. Smooth floors (tiles, lino etc) will be moped. Carpeted rooms will be spot cleaned if there is soiling.
2. Clean food and water bowls in hot, soapy water. Throw away broken or damaged bowls. Refill food and water bowls.
3. Dog beds/crates will be checked for soiling.
4. Use hot, soapy water and paper towel to spot-clean the designated room. Pay special attention to scrub vomit, faeces, mud, etc.
5. All communal areas will be moped and disinfected daily.
6. Wash all cleaning instruments by dunking and agitating in a bucket of hot, soapy water. Disinfect all cleaning instruments after cleaning, Allow all cleaning instruments to air dry.
7. Clean sink area by wiping down with hot soapy water. Disinfect sink area by spraying with disinfectant.

Weekly deep cleaning rooms:

1. If not vacant remove dog from designated room.
2. Remove all bedding, toys, and dishes from the room.
3. Wash in warm soapy water then disinfect all dishes, toys, crates and dog beds.
4. Vacuum and/or sweep the room.
5. Soft furnishings such as carpets, sofas, cushions, rugs will be mister sprayed with *[insert product]*
6. Soft dog bedding, blankets and towels etc will be washed on a hot wash.
7. Allow disinfectant to remain on the surfaces for the time specified in the manufacturer's instructions (*most require several minutes to be effective*). Wash off the disinfectant (*unless the instructions advice otherwise*).
8. All cleaning equipment will be cleaned with detergent and hot water and then disinfected.
9. Carpets and soft furnishing may need to be shampooed if heavily soiled.

Cleaning other areas.

1. The kitchen will be swept and moped daily with *[product name]*. All kitchen units will be wiped down with warm soapy water and then wiped down with *[disinfectant name]*
2. The garden will be inspected daily for dog faeces, urine and vomit. Dog faeces will be removed forthwith. Dog vomit, urine and poorly formed stools will be rinsed away and the area treated with *[disinfectant]* where necessary.

[Premises Vehicles]

1. All vehicles will be cleaned with hot water and soap and disinfected daily (If used).
2. If a dog soils the vehicle, the vehicle will be cleaned and disinfected before being used again.

Transportation

[premises] vehicles include *[make/model vehicle]*.

Dogs will be placed in *(a secure dog crate/purpose built cages/secured wearing harness to seat buckle)* to ensure their safety. Dogs will only be transported for a maximum of *(distance/time)* and all long journeys will be planned in advance to minimise delays due to traffic. Sufficient drinking water will be carried for the dogs when transported and being exercised away from the home. Sufficient cleaning materials will be kept in the *[vehicle]* to deal with soiling when away from the home.

Dogs will not be transported in the *[vehicle]* in extremely hot or cold weather, unless in an emergency.

The *[vehicle]* will be thoroughly cleaned and disinfected according to the cleaning regime.

No breeding bitch may be transported later than 54 days after the date of successful mating except to a vet.

No breeding bitch may be transported earlier than 48 hours after whelping, except to a vet where it is not otherwise suitable for the vet to attend to the bitch

[premises] will make reasonable effort for the vet to visit the premises rather than transport the bitch.

The prevention of, and control of the spread, of disease.

Ill Health

Daily observations are made to check if any dogs are showing signs of illness.

Should an animal in our care show signs of suffering from an infectious or contagious disease they will be immediately transferred to the isolation facilities or our Vet [*Vet Surgery*] who provide isolation facilities.

The home and vehicles are cleaned according to the cleaning regime.

Vaccinations

An up-to-date vaccination card must accompany all dogs. It is compulsory that all dogs must be vaccinated against:

- canine parvovirus
- canine distemper
- infectious canine hepatitis (adenovirus)
- leptospirosis
- Infectious canine hepatitis
-

At [*premises*] we ensure our dogs are vaccinated against:

- bordetella bronchiseptica and
- canine parainfluenza virus

Fleas and Worming

All dogs are regularly treated for fleas and worms.

Handwashing

1. All staff will wash their hands when they start work, before interacting with any dogs.
2. All staff will wash their hands in the dedicated hand wash sinks after interacting with dogs.
3. All staff will wash their hands after undertaking any cleaning jobs.
4. Handwipes and sanitiser will be provided for staff when they are walking dogs away from the home.
5. A clean hand drying towel will be provided daily or more frequently if soiled.

Infection Control for dogs in Isolation

A dog showing signs of an infectious disease will be placed in the [*xxx*] room. This room has smooth floors and wipeable surfaces for easy cleaning and infection control. Fabric items will be removed from the room except for the dogs bed or blankets, which can be easily washed in the washing machine.

Personal Protective Equipment (PPE) must be worn by all staff and visitors (owners/vets etc) entering the [*xxx*] room that is housing a potentially infectious dog. At a minimum, this consists of disposable gloves, disposable apron and impermeable shoe covers that are only worn in the isolation area.

Gloves, apron and shoe covers must be discarded after a single use.

Designated Personal Protective Equipment (PPE) must be removed before leaving the [xxx] room

Contaminated items (e.g., dishes, litter trays, toys and laundry) must be bagged prior to being removed from the isolation area, to be cleaned and disinfected, or disposed of.

Waste from an isolation room must be treated as infectious and must be bagged prior to being removed from the isolation area. Bags should then immediately be discarded in the external bins.

Hands must be washed immediately after leaving isolation. If clothing becomes soiled then it must be changed and washed before the staff member interacts with other dogs, to avoid spreading any potential disease.

[premises] also has an agreement with [vet practice] for them to act as an isolation facility and house sick dogs whilst they are treated.

Monitoring and ensuring the health and welfare of all Dogs

The health, safety and welfare of our dogs is the top priority at [Premises]. Dogs are checked continuously throughout the day and interactions with each dog are recorded on the daily record sheet.

1. Check to ensure that the dogs are feeding and drinking normally,
2. Access to external garden for at least 20 minutes
3. Dog is defecating and urinating & behaving normally

If there is concern for the health or safety of a dog more frequent observations may be undertaken and recorded separately to the daily observation sheet. The date and time of every check should be listed, and notes made on the observations (temperament, behaviour, vomit, diarrhoea, lethargy etc) and the decisions made on next steps e.g., make further observations in an hour, move to isolation, contact a vet, and the staff member or members who have made the decisions.

Enrichment

Enrichment activities are essential for a dog's mental wellbeing. Daily enrichment for dogs will be undertaken which is tailored the individual dog's needs. This includes;

- Human interactions such as 'play time' or grooming activities
- Interactions with other dogs
- Two 20 minutes walks per day (as a minimum!)
- Opportunity to spend time the garden
- Puzzle feeders
- Access to a variety of dog toys

Veterinary Interventions

If [premises] believes the dog requires treatment by a vet we will first try to contact the owners or the owner's local proxy, except in emergencies. [premises] will always endeavour to take the dog to it's usual vet, but if that is not possible it will be taken to [premises] Vet's namely [Vet practice name]. If expensive treatments and investigations are required [premises] will again try to make contact with dogs' owner or owner's local proxy. If the owner or proxy cannot be contacted [premises] will take advice from the Vet and make the decisions based on the health and welfare of the dog. If euthanasia

is recommended, on humane grounds by the Vet, [premises] will try to contact the owner or proxy however [premises] will not unnecessarily prolong the suffering of dog.

Medicines

[premises] will administer all medicines according to the instructions of the owner or Vet. All medication is stored safely in the medicine tin in the upper kitchen cupboard.

New Dogs

All new dogs are closely monitored, especially in the first 48hours to ensure they are enjoying their stay.

When mixing dogs from different households, a supervised trial session of new dogs will take place to introduce the new dogs to each other. This will be recorded, including which dogs have mixed and the relevant behaviours. Dogs that are aggressive towards each other will not be boarded the same time.

New dogs will also have a 3 day overnight trial

New Dogs Supervised Trial Session Form

Name of Dog:		Date:	
Dogs mixed with:			
Observations			
Suitable for mixing with the named dogs?:	Yes / No		
3 night trial undertaken?	Yes / No		

Daily Records Sheet

Daily records are kept to demonstrate:

1. That the dogs are feeding and drinking normally,
2. The health check as agreed with the owner, has been undertaken
3. They have had their 1st Daily Dog Walk away from the home
4. They have had their 2nd Daily Dog Walk away from the home.
5. They have had access to external garden for at least 20 minutes
6. Dog is defecating and urinating normally
7. The dog is behaving normally and not showing signs of stress or ill health.

Week commencing Date:

Dogs Name	Checks	Mon	Tue	Wed	Thur	Fri	Sat	Sun
	Feeding/Drinking							
	Health Check							
	1 st Dog Walk							
	2 nd Dog Walk							
	Garden Access							
	Defecating/Urinating							
	Behaviour/Health							
	Feeding/Drinking							
	Health Check							
	1 st Dog Walk							
	2 nd Dog Walk							
	Garden Access							
	Defecating/Urinating							
	Behaviour/Health							
	Feeding/Drinking							
	Health Check							
	1 st Dog Walk							
	2 nd Dog Walk							
	Garden Access							
	Defecating/Urinating							
	Behaviour/Health							
	Feeding/Drinking							
	Health Check							
	1 st Dog Walk							
	2 nd Dog Walk							
	Garden Access							
	Defecating/Urinating							

	Behaviour/Health							

The death or escape of a dog

Escape of a Dog

Every effort is made to ensure that the home is secure, and dogs cannot escape. All boarding dogs must wear a collar at all times. [premises] will attach to the collar a tag with the premises name, address, phone number and name of licensee. All windows are fitted with window restrictors to prevent dogs from escaping or kept locked (to prevent accidental opening).

In the unlikely event that a dog does escape the following procedure will be followed:

1. All available staff will make an immediate search of the [premises] premises and grounds.
2. The Dog Warden Service will be contacted to see if the dog has been handed in and details of the dog left with them to make contact if the dog is found.
3. The local RSPCA will be contacted to see if the dog has been handed in and details of the dog left with them to make contact if the dog is found.
4. Local Vets will also be contacted to see if a dog has come to their attention.
5. The owner and local proxy will be contacted and kept informed of the situation, if possible, the home address will be checked by the local proxy, or member of staff, in case the dog has returned home.
6. Posters will be placed, and local streets searched.
7. Social media posts will be utilised asking local residents etc to share a photograph of the dog and report any sightings to [premises].
8. A thorough investigation will be undertaken into the circumstances of the escape and procedures implemented to prevent a similar occurrence. The Incident Investigation Form will be completed.

Death of a Dog

In the unlikely event of a death of a dog the following procedures will be followed.

1. The dog will be removed from the home and taken to [premises] nominated Vet.
2. The Vet will be asked to determine the cause of death.
3. The owner and/or local proxy will be contacted at the earliest opportunity to inform them of the death.
4. The dogs body will be stored at the Vets until the owner is able to collect the body, or gives instructions for the cats disposal.
5. An Incident Investigation form will be completed.

[premises] Incident Investigation Form

(This is not a mandatory form, but its use constitutes good practice)

This form should be completed when an unusual or unexpected event occurs, such as the escape of a dog, injury to a dog or death of a dog. It should also be completed after an emergency situation such as loss of power or water.

Briefly describe the incident; Consider who, what, where when and how.

Identify the root causes of the incident: This should help you determine the causes behind the incident. You should think beyond the obvious. For example, a member of staff allowing a dog to escape when they entered the dog area. Who left the room/door/gate open? Why did they leave the it open? Have they received sufficient training, is the training adequate? Are the procedures adequate?

Name of person completing the form:	
Date of Incident:	
Time of Incident:	
Location of Incident:	
Staff witnesses:	

Brief Description of the Incident
Identify the root causes of the incident

Matters undertaken to prevent reoccurrence of an incident

Procedures to follow in the case of the suspension or revocation of a licence.

If the License is suspended or revoked by the Licensing Authority, then the [premises] is no longer allowed to board dogs. Arrangements will be made to place any dogs in local licensed dog boarding establishments within 24 hours. Preston City Council will be informed when all dogs have been placed. All dog owners or their local proxy will be informed of the name, address and contact details of the dog boarding establishment that is now caring for their dog. In the unlikely event that the dog is unable to be placed with a licensed animal boarding establishment, the local proxy will be contacted to care for the animal.

Useful Contacts poster

[premises] Nominated Vet Practice			
Name:			
Address:			
Phone:		Out of Hours:	
e-mail:			

Other Useful Contacts:			
Env Health Animal Licensing,	01772 906 907	e-mail:	info@preston.gov.uk
Dog Warden	01772 906 907	Out of hours:	01772 794729
RSCPA, Ribbleton	01772 792 553		
Preston Police Station	01772 614 444		
Lancashire Fire & Rescue: Fire Safety Team	01772 556 506		
In Emergencies Call	999		

Vets local to Preston	
Vets 4 Pets	01772 254111
New Hall Lane Veterinary Centre	01772 701432
Oakhill Vets	01772 700671
Longridge Vets	01772 783327
Myerscough Veterinary Group	01772 727262
Riverbank Veterinary Centre	01772 726745
Lane Ends Vets	01772 970292