



APPENDIX 2 TO REPORT 2/25

**INSPECTOR'S REPORT IN TERMS OF REGULATION 12 OF
THE ANIMAL WELFARE (LICENSING OF ACTIVITIES INVOLVING ANIMALS) (SCOTLAND)
REGULATIONS 2021**

Licence Type:	ANIMAL WELFARE ESTABLISHMENT		
Selling Animals as Pets:	Dog Breeder <input type="checkbox"/>	Cat Breeder <input type="checkbox"/>	Rabbit Breeder <input type="checkbox"/>
Animal Welfare Establishment:	<input checked="" type="checkbox"/> Rehoming Activities: <input type="checkbox"/>		
Date of Visit: 12/11/2024			
Inspecting Officer: COREEN HILL			
Applicants Name: KERRY ANN SHAW			
Applicants Address: HAPPAS CANINE CENTRE, HAPPAS, FORFAR, DD8 2JW			
Previous relevant convictions (as stated in the application): No details passed over from licensing application.			
Number of Animals: 25 on site and 12 in foster homes			
Condition of Animals: Condition of the animals from a health perspective was good, advice given to keep a close eye on the pups heat for the kennel and weight checks. All dogs to be checked regularly during the year with the temperature gauges at the same level as the dogs to make sure heat is available or kennel doors closed if required for short periods to heat up with area. No method of other heat for the dogs individually other than bedding.			
No. of Staff/Volunteers: Zero, only the applicant			
Staffing Ratio: 1:25			
Staff Experience and Qualifications: The applicant since the inspection has carried out a Dog First Aid course but no certificate seen at present.			
Records Kept: Dogs details are kept on file, however not all dog's vaccination records were available. One was missing as with owner.			

<p>Paperwork lacking for the following: -</p> <p>Feeding - No charts or paperwork for the quantity, frequency or type of food for each dog or any paperwork or notes on dietary information.</p> <p>Fire or emergency procedure – currently insufficient to ensure dogs and potential handlers are kept safe at all times.</p> <p>Quality of Record Keeping: Significant gaps remain as detailed above.</p>
<p>Likelihood of Producing Good Records in the Future: Unlikely</p>
<p>Premises Suitability:</p> <p>There are a number of repairs, improvements and changes to protocols and safety issues that remain outstanding and require to be addressed. The kennels where the dogs were at time of announced visit were clean.</p>
<p>Risk Assessment: Not suitable for licence</p>
<p>For Breeding Licences, recommended Max number of Breeding Female Animals:</p> <p>No breeding animals</p>

I, Coreen Hill, Animal Health Officer am a designated inspector in terms of The Animal Welfare (Licensing of Activities Involving Animals) (Scotland) Regulations 2021 and in my opinion, the applicant is not likely or capable of meeting both the general licence conditions (set out in Schedule 2 of the regulations) and the activity specific licence conditions (as set out in Schedule 3-8 of the regulations, where applicable) and I object to the licence being issued.

Reason for objections:

Structural

- Heaters had items stored on top of them during visit which was a hazard.
- Door to outside small run is held closed with a household fork to close.
- Large outdoor runs that have been created are not sufficient in so far as they are structurally insecure and would not contain the dogs as required. Thus meaning they have lack of enrichment by being unable to be suitably exercised.

Procedural

- No isolation protocol available.
- Outside buckets, although in the protocol, the bin should be a black bin and the shovel clean, there was no black bin for the faeces and the shovel was filled with dry faeces which is a disease issue.
- Unable to demonstrate adequate procedures to record abnormalities in any of the dogs with their drinking or eating habits.

Management

- No active vet premises have signed up for the charity.
- No kill policy for the Charity but some of the dogs have serious kennel guarding issues. Signs of stress visible with walls being eaten.
- If the Foster dogs were required to return to the charity there is insufficient kennels for the total of 12 dogs.
- Serious concerns over the management of medication. It was found to be unlocked, unsecured, unrefrigerated and out of date.
- Insufficient enrichment can be carried out with the number of dogs on the premises no signs of toys or grooming tools.
- The noise in the kennel blocks during the inspection was loud and no signs of ear defenders available.
- 1 XL Bully has been on the property for more than 30 days which is a breach of the Law as an XL bully must not stay away from the owner for more than 30 days. This has been highlighted as a Police matter.
- Concerns were noted during the inspection regarding the specific needs of particular dog kept in isolation and the answers provided by the applicant highlighted further concerns regarding the lack of knowledge and understanding required to satisfactorily run the premises as intended.

The applicant has attempted to manage the kennels, but repairs are still required throughout to meet the required standards, a number of hazards remain present and no vet is confirmed for charity for any daily issues. Vaccinations have been carried out by another charity vet from England. The proposed number of dogs cannot be safely managed by the applicant alone in the absence of other staff or volunteers.

(* Delete where applicable)

ANIMAL HEALTH OFFICER (SIGNATURE)

C Hill DATE: 25/11/2024...