Animal Boarding Establishments Act 1963
Riding Establishments Acts 1964 & 1970
Animal Health and Welfare (Scotland) Act 2006
Animal Welfare (Licensing of Activities Involving Animals) (Scotland) Regulations 2021

LICENCE CERTIFICATE

LICENCE NUMBER		ERC 045
APPROVED DATES		00:01 01/01/2026 TO 23:59 31/12/2026
TYPE OF LICENCE		**Animal Boarding – Commercial Home Boarding & Day Care of Dogs**

Name of licensee		Susan Magetts McEwan
Name of licenced establishment		Openhearth Unleashed
Address of licenced establishment		2 North Kirklands Farm Eaglesham G76 0NT
Conditions of licence		SEE ATTACHED

Signature of ERC Officer		David Higgins
Name of ERC Officer (Print)		David Higgins
Position		Environmental Health Technical Officer
Date		18 November 2025

CONDITIONS OF LICENCE

Animal Boarding
Commercial Day Boarding of Dogs

This licence for the keeping of Animal Boarding – Commercial Day Boarding of Dogs is granted under the Animal Boarding Establishments Act 1963 subject to the following conditions, which must be implemented by the licence holder during the period of the licence.

CONDITIONS

1. A copy of the Licence Certificate will be prominently displayed. The Conditions of Licence will be available for inspection by any party on request.
2. A Certificate of Insurance will be prominently displayed.
3. The number of animals accommodated at the establishment at any one time shall not exceed 6 home boarding and 6 day care.
4. Animals must at all times be kept in accommodation suitable as respects construction, size of quarters, number of occupants, exercising facilities, temperature, lighting, ventilation and cleanliness.
5. Animals must be adequately supplied with suitable food, drink and bedding material, adequately exercised and (as far as necessary) visited at suitable intervals.
6. All food for boarding animals must be kept in individual airtight containers, or in the case of animals on a raw food diet, adequate space set aside in a freezer for storage.
7. All reasonable precautions must be taken to prevent and control the spread among animals of infectious or contagious diseases, including the provision of adequate isolation facilities.
8. Appropriate steps must be taken for the protection of animals in case of fire or other emergency.
9. A register must 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 the Animal Boarding Establishments Act, 1963.
10. All animals accepted into an establishment for boarding must be fitted with a tag bearing the name of the business and a contact number in case the animal becomes lost
11. There must be a secure perimeter fence and external doors should open onto secure areas.
12. Dogs must at all times be kept in accommodation suitable as respect to construction, size of quarters, numbers of occupants, exercise facilities,

temperature, lighting, ventilation and cleanliness. There must be sufficient space available to keep the dogs separate if necessary.

13. Each boarded dog must have an individual cage where they must be housed during transit and vehicles shall be fitted with an adequate number of secure cages of adequate size for the safe transportation of dogs and be provided with adequate ventilation. A dog guard is suitable provided only one dog is being transported at a time.
14. All establishments used for boarding must be fitted with smoke detectors that are connected to the mains with a battery back-up.
15. All establishments used for boarding must have a first aid kit suitable for animals.
16. The means of transportation, premises, dogs and anything therein and the register referred above, may be inspected at all reasonable times by an Officer or Veterinary Surgeon authorised by the Council under Section 2 (1) of the Act.

NOTES

1. If any condition subject to which the licence is granted is contravened or not complied with the person to whom the licence is granted shall be guilty of an offence.
2. Any person convicted of an offence under this Act is liable to a fine; furthermore the court which convicts any person of an offence under this Act or related legislation may also cancel the licence and impose a period of disqualification.
3. The expression "the keeping of a boarding establishment for animals" is, subject to certain provisions, to be construed as meaning the carrying on at premises (including a private dwelling) of a business of providing accommodation for other people's animals.
4. Any of the Council's officers or any Veterinary Surgeon or Veterinary Practitioner may, if authorised do so by the Council in writing, enter and inspect at all reasonable times any premises as respects which a licence has been granted and any animals found thereon or anything therein, for the purpose of ascertaining whether an offence has been or is being committed under the Act.
5. The Royal Environmental Health Institute for Scotland (REHIS) ‘Home Boarding of Dogs Licensing Conditions and Guidance’ will be referred to for interpretation of these conditions.

IMPLEMENTATION OF THE ABOVE CONDITIONS DOES NOT INDEMNIFY THE LICENCE HOLDER FROM OTHER STATUTORY FUNCTIONS