

Agenda item	8.1
Report no	HLC/032/17

HIGHLAND COUNCIL

Committee: Highland Licensing Committee

Date: 9 June 2017

Report Title: Application for renewal of a Licence under The Riding Establishments Acts 1964 And 1970

Northwolds riding Centre, Fendom, Tain

Report By: Environmental Health Manager

1. Purpose/Executive Summary

1.1 This Report relates to an application by Highlands Unbridled, Northwolds Riding Centre, Fendom, Tain, for the renewal of a riding establishment licence.

2. Recommendations

2.1 Members are asked to either:

- a) Grant a full licence (subject to additional licence conditions) to operate day trekking from the premises;
- b) Grant a full licence (subject to additional licence conditions) to operate a limited number of long-distance treks. Licence will expire on 31/12/17;

Or

- c) Refuse to grant a licence

3. Legal background

- 3.1 In terms of the Riding Establishments Acts 1964, no person shall keep a riding establishment except under the authority of a licence granted under the Act. A person keeping a riding establishment shall be regarded as keeping it at the premises where the horses employed for the purposes of the business concerned are kept. For the purposes of the Act, premises includes land.
- 3.2 A Riding Establishment is regarded as the carrying on of a business of keeping horses for either or both of the following: the purpose of their being let out on hire for riding; or the purpose of their being used in providing, in return for payment, instruction in riding. The Council, as Licensing Authority must ensure that the applicant appears to them to be suitable and qualified, either by experience in the management of horses or by being the holder of an approved certificate or by employing in the management of the riding establishment a person so qualified.
- 3.3 Furthermore, the Council must ensure that the health, safety and wellbeing of the horses is protected in various respects as set out in the legislation. The Council must obtain a report from a specialist veterinary surgeon authorised to carry out inspections advising whether in the view of the veterinary surgeon the premises are suitable for use as a riding establishment and describing the condition of the premises and the horses found there.

4. Current Renewal Application

- 4.1 Mrs Jan O'Neill has applied for the renewal of a licence to operate a Riding Establishment at North Wilds Trekking Centre, Fendom, Tain, IV19 1PE. The premises has operated as a riding establishment since 17th December 2008. Planning Permission (13/02237/FUL) for change of use to base for horse trekking was granted on 27th August 2013 for a static caravan as reception and toilet/wash room; large metal container used as tack and feed room; a block of three stables and a small sand schooling area and tie up area. There are also several fields. The site is enclosed by a post and wire fence and wooden fences with some partitions made by the use of electric fencing. The proposed number of horses for licensing purposes is **34**. In addition to pony trekking, the business wish to resume long-distance trail riding. This would result in treks starting and finishing from other locations. The application form dated 21st April 2017 is provided in **Appendix 1**.
- 4.2 The applicant has operated a licensed riding establishment from Keepers Cottage, Doll, Brora from 2008 until 15th December 2014. The business moved in 2015 to its current location at Fendom, Tain. At its meeting on 6th December 2016, the Highland Licensing Committee granted a 3 month provisional licence to carry out local trekking, hacking and lessons, operating from Northwolds only.
- 4.3 Powers to grant a further 3 month provisional licence were delegated to the Environmental Health Manager. Following an inspection on 10th March 2017 by the vet and an EHO, a further provisional licence was granted. A copy of the veterinary report and covering letter is provided in **Appendix 2**. A copy of the current licence and conditions is provided in **Appendix 3**.
- 4.4 This current licence will expire after 30th June 2017. The legislation does not allow the Council to grant a further provisional licence.
- 4.5 The Council have received complaints and allegations relating to the operation of the business. Concerns cover a range of issues that are enforced by Environmental Health,

Trading Standards and Planning. Any relevant issues will be reported to the Committee but Members should note that some details cannot be disclosed as they form part of an active investigation.

5. Consultees and objections

5.1 Following receipt of the application, the following agencies were consulted:-

- Police Scotland – no objections
- Scottish Fire and Rescue Service – no objections
- Scottish Society for the Prevention of Cruelty to Animals – no response received at time of preparing report

5.2 At the time of preparing this report, there have been 11 objections submitted to the Council regarding the licence renewal application. These are provided in **Appendix 5**. Please note that 4 of the objections have had information redacted to remove possible defamatory comments. The original objections can be provided to Councillors should they wish to view the redacted information.

6. Determining Issues

6.1 Section 1(4) of the 1964 Act allows a local authority the discretion to withhold a licence on any grounds. Planning legislation is not a material issue in the consideration of a licence application. The Act, unsurprisingly for its age, does not state what the general objective of the legislation is but from its terms it would appear to relate to the welfare of horses and perhaps the welfare of customers. Any reasons for refusal should relate to this and the matters detailed in section 1(4) of the Act which can be summarised as the suitability and qualification of the applicant and the welfare of horses.

6.2 The Act also states that in determining whether to grant a licence, the authority have regard to certain issues relating to the welfare of the horses and that the licence holder possess a valid certificate of insurance. Licence conditions specify these requirements.

6.3 A licence, if granted, would relate to the year in which it is granted or to the next following year. In the former case, the licence would come into force at the beginning of the day on which it is granted, and in the latter case it would come into force at the beginning of the next following year.

6.4 Section 1(5) of the 1964 Act states that any person aggrieved by the refusal of a local authority to grant such a licence, or by any condition subject to which such a licence is proposed to be granted, may appeal to the Sheriff who may on such an appeal give such directions with respect to the issue of a licence or, as the case may be, with respect to the conditions subject to which a licence is to be granted as he thinks proper.

6.5 A veterinary inspection for relicensing purposes was carried out on 22nd May 2017 and the related report and covering letter is provided in **Appendix 4**.

6.6 The vet has recommended that a licence be granted until the year end, with the following conditions:-

- (1) Trekking, hacking and riding in the sand school plus one or two-day excursions from Brora (single overnight grazing as discussed on Monday), with the horses then returning to North Wilds.
- (2) Trail rides, to be limited to **three** 6-7 day trails with a veterinary inspection after the

horses have returned and a full week's rest afterwards. The Cairngorms, Outlander, and WildWest or Great Glen would be acceptable. The Coast-to-Coast route involves back to back week-long trails, which at this stage is too long. Two ride leaders at all times.

- (3) Adequate ratio of suitably qualified ride leaders on hacks or treks as discussed on Monday.
- (4) Risk assessments of business operations to be reviewed annually.
- (5) Continued ongoing training programme for staff and adequate staff numbers.
- (6) Engagement of a professional saddler with at least once yearly saddle inspections for all animals, and a written audit of the tack. Tack must be kept cleaned and in the case of leather tack, properly oiled to keep it supple.
- (7) Regular attendance by a recognised farrier for all horses and ponies and written records of farriery.
- (8) Limitation on the number of horses to 34.
- (9) Any new arrivals must be isolated for 3 weeks for biosecurity purposes and checked for their suitability by the yard's own vet before being used for any client of the business – evidence in writing (email would suffice) to the Council. No new arrivals until after others have left to maintain a limit at 34 animals. "New arrivals" include any animals which have been temporarily off the site, to winter grazing, on loan, or away at a competition

7. Timescale

7.1 The acts do not specify a timescale within which to determine an application

8. Powers

8.1 The Committee may grant or refuse to grant a full licence subject to the standard conditions. In terms of the legislation the licence issued would run until the end of the current calendar year, 31/12/17.

8.2 If minded to grant the licence, the Committee may attach such reasonable conditions, in addition to the standard conditions, as they think fit.

9. Implications

Not applicable.

Designation: Environmental Health Manager

Date: 31/5/17

Author: Alan Yates, Tel: 01463 228728

Background Papers:

Riding Establishments Act 1964

<http://www.legislation.gov.uk/ukpga/1964/70>

Riding Establishments Act 1970

<http://www.legislation.gov.uk/ukpga/1970/32/contents>

Animal licence

Reference number: FS51264112

Date: 21/04/2017

Type of licence: **Riding establishment licence**

Type of application: **Renewal**

Reference number: RE/003

Type of applicant: **Partnership**

Your details

Are you an agent? **I am the applicant**

Name: **Mrs Jan O'Neill**

Date and place of birth: [REDACTED]

Email address: [REDACTED]

Phone: [REDACTED]

Address: **THE JUNIPERS FENDOM TAIN IV19 1PE**

Details of your organisation (if applicable)

Name of the organisation: **Highlands Unbridled**

Your position within the organisation: **Partner**

Address: **Northwolds Riding Centre Fendom Tain IV19 1PE**

Details of partners/directors

Name

Address

Mrs Jan O'Neill

The Junipers Tain - Fendom - Inver Junction Tain IV19 1PE

Ms Katie Shepherd

5 Skinner Place Dornoch IV25 3LL

Mr Graham O'Neill

The Junipers Tain - Fendom - Inver Junction Tain IV19 1PE

Day-to-day management

Are you day-to-day manager? **Yes**

What are qualifications and/or experience of the applicant and/or day-to-day manager in handling animals?
NC & NHC Equine Studies. Riding and Road Safety Exam. BET Ride Leader, BET Senior ride Leader. 25 years owning horses and other livestock. 11 years of experience running a riding centre.

Premises details

Name and address: **Highlands Unbridled Northwolds Riding Centre Fendom Tain IV19 1PE**

Are you the owner of the premises?

Description of premises

Period when the establishment is normally operative: **All year**

Premises construction: **Static Caravan for office. Timber built stables (2) and tack room. Large field shelter of timber construction. X-shaped timber windbreaks in all fields. 3 metal shipping containers as feed room and for storage. 2 timber sheds for storage. Sand school with post and rail fencing. Fields fenced with wire with top electric strand. CCTV covering all areas.**

Size of quarters: **Stables x 2 12ft x 10ft.**

Grazing approximately 34 acres

Temperature control:

Lighting: **Yes, Battery powered in stables**

Ventilation: **yes**

Cleanliness: **mucked out daily**

Drainage: **rubber matting on floor of stables, with sandy ground underneath. Fields are sandy and well drained.**

Storage and preparation of food and drink: **Feed stored in bins in secure metal storage container. Buckets washed daily. Water supplied to fields by mains to troughs for most fields. Some filled by hose from tap.**

Bedding material: **Straw on rubber matting**

Exercise facilities: **Fields, Sand School, hacking out.**

Method of transporting animals to and from the premises:

Precautions taken for preventing and controlling the spread of infectious and contagious diseases among animals: **Isolation paddock which is double fenced with field shelter which can be converted to stable if necessary. Foot baths at entrance to reception and anti-bac hand gel available at all points of entry.**

Steps taken for the protection of the animals in case of fire or other emergency: **Horses to be moved to fields furthest from site of fire. Should any horses be in stables at time of fire, then gates from stable yard to fields should be opened and horses released from stables so they can make their own way to fields and safety. Staff should not attempt to lead the horses away from danger as this could put them in danger themselves should the horse panic. there are fire alarms in stables and fire extinguishers and sand buckets outside stables. Our landlord lives immediately next to the stable yard and has our number in case of emergency - we live two fields away from the yard.**

The name and address of your usual veterinary surgeon / practitioner: **Kessock Equine Vets
Drumsmittal
North Kessock
Inverness**

Is a responsible person living in establishment? **Yes**

Animal details

Type of animals to be kept	Number of animals
Horses including mare, gelding, pony, foal, colt, filly, stallion, ass, mule and jannet	34

Convictions

Have you or anyone responsible for the day-to-day management of the animals ever been convicted and/or disqualified under any animal health and welfare legislation? **No**

References

Reference numbers of all necessary planning permissions obtained:

Declaration

The information you have supplied will be used for the purpose for which you have provided it and any relevant procedures following from this. This data will be maintained in accordance with the Data Protection Act 1998 and will not be passed on or sold to any other organisation without your prior approval unless this is a legal requirement.

I declare that the particulars given by me/us on this form are correct to the best of my/our knowledge and belief.

I understand that a licence fee is non-refundable and that there may be some additional charges, if applicable (e.g. vet fees).

Payment

Total cost: **£131.00**

Payment method: **Debit or Credit Card**

Transaction reference (this should always be present if the customer selected Debit / Credit Card payment):
608000

If this is blank for Debit / Credit Card payment, then the payment was unsuccessful and the customer must be contacted to arrange a payment.

APPENDIX 2

Fraser & Fraser (Vets) Ltd

COMMUNITY SERVICES
RECEIVED

4 U MAR 2017

Tel [REDACTED]

Fax [REDACTED]

Chris Ratter, EHO
The Highland Council
Ross House
High Street
Dingwall
IV15 9RY

Dear Mr Ratter

14.03.2017

Riding Establishments Acts 1964 & 1970

Jan and Graham O'Neill; Highlands Unbridled, North Wilds, Fendom, Tain. Application for renewal of Riding Establishment (RE) Licence following the issue of a Provisional Licence in December 2016.

I refer to our joint visit on Friday 10.03.17 to Highlands Unbridled (HU). Those present were Chris Ratter Highland Council EHO, Charlotte Fraser BVM&S MRCVS, local authority Veterinary Surgeon, Jan O'Neill and Katie Shepherd who is now part owner of the business.

Numbers and health of horses

Numbers of horses as given to us by Mrs O'Neill were as follows:-

28 horse and ponies presented for inspection.

An additional 3 (Lexi, Blue and Bonnie) are still in quarantine following the Strangles outbreak in 2016, and were not inspected today as they cannot work until certified clear of infection by the yard's own veterinary surgeon.

2 further horses are retired (Kyra-belongs to Katie Shepherd), and Orion (see later for comment on Orion's health)

1 horse is for sale (Paige)

So the total on the premises today was 34.

"Max" has been sold and has gone.

I emailed Mrs O'Neill later in the day for confirmation of the status of some other animals who had been present in November. She confirmed that "Carieen" is with [REDACTED] in Ardgay, "Sonny" is with his owner [REDACTED], near Thurso, and Norman is back with his owner.

The 2 horses over and above the 32 horse limit stipulated in the Provisional Licence do not significantly impact on the health and welfare of the other animals. I consider the amount of grazing to be adequate, especially now that the entire block of fields is at the disposal of the RE. Mrs O'Neill and Ms Shepherd made the case for retaining that number of horses to have sufficient "spare" animals to allow for any not able to work through lameness or other health reasons, plus some younger animals that are being schooled to prepare them for work. Clearly at the present and also in the past HU have exceeded the number of animals on their licence and must not to exceed the number in the future. At the moment no new horses should be introduced.

Orion is still in lean body condition with ribs visible. He was certainly no worse than in November but not significantly better. The RE's vet had carried out a dental examination and he was found to have worn dentition which is a recognised problem of old horses. He is being fed three times daily, and is stabled overnight. He was bright and alert. His condition is still concerning but is not cause for euthanasia at this point in time as in my opinion he is not suffering.

The 28 horses and ponies inspected today were in good health with most being of body condition score (BCS) 3. "Saffy", the Arab (therefore tending to be of leaner condition) and Woody had BCS 2.5-3 (Woody BCS 1.5-2 on 11.11.16).

Brooke, who had been clinically affected with Strangles was BCS 3.

Farriery and Foot care

Most animals were barefoot but recently trimmed; Salty" had a piece of string from the big bale netting cover stuck under her shoe which was removed without delay. Saffy's sandcrack had been examined by [REDACTED] the farrier and found not to be full thickness. He had rasped it and the crack today was shallow, with the edges chamfered and was c 3cm from the coronary band. All horse and ponies were sound when trotted up on a hard surface.

Tack and saddle sore situation

No saddle sore lesions were found on the horses or ponies, although several had white hairs over the saddle area indicating that skin damage had occurred. When I spoke to [REDACTED] from Kessock Vets this morning she confirmed that she had been very concerned about the saddle sore lesions. She had recommended that the trail riding activities needed to be altered to allow more rest and less time spent with a saddle on, being ridden on successive days. She mentioned "Goose" as being of particular concern.

It was found to be necessary to swap over saddles for two of the small ponies (Storm and Molly) as the saddles selected for them did not fit well. Molly and Darcy both had small rubbed areas on the anterior withers which the RE were attributing to their rugs-the site of the lesions would substantiate this. Most of the tack was labelled, but it is really important that the correct tack is selected for each animal, so all tack should be labelled. A local saddler, [REDACTED] has been contacted. He has advised that he will attend to inspect all tack and its fitting, and reflock any saddles as required, but not until April when the animals will have lost much of their winter coats. Mrs O'Neill submitted a spreadsheet detailing the horses' tack and boots- I have asked that [REDACTED] annotate this when he has completed his fitting with comments on any necessary refurbishment and a copy be submitted.

A few ponies had 2cm patches of mild alopecia (hairloss) but these were for the most part not itchy and appeared to be healing. Some were probably attributable to bites from other horses, some may be low grade external parasites but no lice were seen.

Strangles

Mrs O'Neill has submitted details of the Strangles testing to date and a written report from [REDACTED]. The last three positive animals have now been quarantined in the field nearest the entrance where they are well away from the other grazing and are easily monitored. They are awaiting retesting and/or treatment. On the phone [REDACTED] commented that it should be noted that not every single animal on the premises had been tested for Strangles. Some were considered to be low risk, having been away on trial rides at the time and financial constraints meant that animals were done in order of priority. However, [REDACTED] opinion was that Highlands Unbridled had made a significant and commendable effort in trying to achieve control of the Strangles outbreak and reduce the spread of disease.

General Yard Maintenance

This winter has been mild and dry but with rain in recent days. The quarantine paddock was wet with some pools of water, but most of the remaining grazing was reasonably clean. An additional shelter was in the process of being constructed in the quarantine field and electric fencing had been used to screen off the telegraph pole. Shelter will always be in short supply at North Wilds, but the ground is at least relatively dry.

Posts have been installed in the yard in front of the fence with rings for tying up. The wooden fence is still in situ but still rather wobbly.

Staffing

Since the last inspection Katie Shepherd has bought a share of the business. The plan is that she will largely remain at North Wilds to run the local trekking activities there, while Mrs O'Neill would run the trail rides. Other staff are listed on an attached sheet and further TRSS Ride Leader qualifications are planned for later this month. Ms Shepherd is intending to achieve BHS qualification(s) later this year. A culture of continuous improvement should be encouraged, for all staff, including Mr and Mrs O'Neill, tailored to the individual's role within the RE.

** Other staff emailed by Mrs O'Neill with certificates of qualifications.*

Trail Riding

Provision of a second ride leader on treks and trail rides was discussed and advised in all but exceptionally low risk situations and Mrs O'Neill has recognised this. She has emailed the Council and myself a large number of documents including risk assessments for local trekking and individual trail rides, a contingency planning document, horse health care, feeding, farriery and saddlery care. She has stated that record-keeping is to be updated and improved. The policy documents regarding management all appeared thorough and **provided they are put into action** will avoid many of the issues which arose last year.

After discussing the RE's future plans for trail riding it is still my opinion that significantly more rest would be needed between trail rides and that there are too many trail rides for the resources that HU have at their disposal. This is evidenced by the good health that the animals were exhibiting today in terms of foot care, absence of lameness and absence of saddle lesions following a period of relatively light work over the winter compared with my findings in the September and November 2016 visits when the horses had been working far more intensively.

Mrs O'Neill has suggested that her vets should check the trail horses periodically during the season.

[REDACTED] agreed that this would certainly be possible.

Rider registration/application forms

I would advise that John Reid be consulted regarding the amended wording of the rider application/registration form for trail riding, as in my opinion the questions put to the applicant are still not sufficiently detailed or appropriately phrased to obtain as much information as possible nor adequately informing the applicant of the likely terrain/road work etc that may be encountered.

Conclusion

As discussed in my report of 17.11.16, I have to be satisfied of the competency of the management, especially when conducting more challenging activities such as trail riding and when the activities of the RE are taking place away from the inspected premises.

The welfare of the horses and ponies inspected on Friday 10.03.17 was significantly improved from the last two visits of 2016. As well as largely having brought the Strangles outbreak under control, there were major improvements in foot care, skin health over the saddle area, and none were lame when trotted. Risk assessments and management practices are now documented. A saddler has been engaged, to attend in April and a farrier also has been in attendance.

I am still concerned that the previous deficiencies in management of the trial riding have to be proven to be remedied. Before this can happen, John Reid should be consulted regarding the rider registration forms and the risk assessments. I would recommend that a limited number of trail rides take place later in the 2017. Risk assessments, evidence of the location and the nature of the grazing together with biosecurity measures that will in be place should be provided to the Council. The yard's own veterinary surgeon should check the participating animals upon their return. The following year I would recommend that a list of intended trail rides be submitted, with the same background information, and once this has been agreed there should be no extra rides added in. Allowance should be made for more significant rest periods between trail rides and a veterinary and farrier's check at agreed intervals, for example, in Fort William.

I do not necessarily see a reason for issuing a provisional licence again at this time, but the decision is for the Council to make. I would recommend that a full licence be issued with the following conditions:-

Trekking, hacking and riding in the sand school with all activities starting from and finishing at North Wilds may operate using those horses and ponies declared fit to do so whether at an inspection or by the yard's own veterinary surgeon.

Trail rides involving overnight stops and long distances may be carried out but only on limited specific routes and with prior authorisation by the Highland Council as discussed above.

Ongoing training programme for staff and adequate staff numbers to provide cover when staff are absent for any reason. Evidence of further achievements would be expected.

Adequate ratio of suitably qualified ride leaders on hacks or treks.

Risk assessments of business operations to be reviewed annually.

Engagement of a professional saddler with at least once yearly saddle inspections for all animals, and a written audit of the tack. Regular attendance by a recognised farrier and written records of farriery.

Limitation on the number of horses to 34 in view of retaining the grazing as provided on plan attached to veterinary report-to be adhered to at all times. This figure may be amended depending on the amount of available grazing, ie if grazing is reduced, then the number of animals would be also reduced.

Any new arrivals must be isolated for 3 weeks for biosecurity purposes and checked for their suitability by the yard's own vet **before being used for any client of the business**-evidence in writing (email would suffice) to the Council. **No new arrivals until after others have left to maintain a limit at 34 animals.** "New arrivals" include any animals which have been temporarily off the site, to winter grazing, on loan, or away at a competition.

Please do not hesitate to contact me should you require any further information,

A thick, black, horizontal redaction bar covering the signature of Charlotte Fraser.

Charlotte Fraser BVM&S MRCVS

RIDING ESTABLISHMENTS ACTS 1964 AND 1970

Veterinary Inspector's Report

This inspection must only be carried out by approved Veterinary Inspectors on the current RCVS/BVA Inspectorate (see Riding Establishments Act 1964, s.2(3)).

This inspection is made at the request of:

Name of Local Authority: THE HIGHLAND COUNCIL

Date: 10/03/2017

Address of Riding Establishment: HIGHLANDS UNBRIDLED, NORTH WILDS, FENDOM, TRIN.

Name of owner and address: JAN & GRAHAM O'NEILL JUNIPER COTTAGE, FENDOM, TRIN. CO-OWNER KATY SHEPHERD.

Name of manager and address: JAN O'NEILL KATY SHEPHERD.


Are the name, address, postcode and telephone number of the licence holder/manager displayed prominently on the outside of the premises?

YES NO


A. THE HORSES

- 1. Total number of horses on the premises 34, 32 are part of the RE
- 2. Number of horses on the premises used wholly or partly (part livery) for hire, teaching, escort or demonstration purposes 28 ~~29~~ 28 cop.
- 3. Number of horses not used for hire etc (i.e. full livery or for sale) Paige - for sale, Onon/Kyra retired. Lexi, Blue + Bonnie still in RE.
- 4. Number of horses 3 years old or younger (a register of these animals should be seen and signed) 0.

I hereby confirm that I have presented for inspection all horses as referred to under The Horses item 2.

Signed  Date 10/03/2017
(Manager/Owner)

I hereby confirm that I am a current member of the Riding Establishments Inspectorate as maintained by the Royal College of Veterinary Surgeons and British Veterinary Association and that this inspection has been carried out in accordance with the Acts of 1964 and 1970.

Signed  Date 10/03/2017
(Veterinary Surgeon)

B. HORSE INSPECTION

ALL horses on the premises may, at the decision of the veterinary inspector, be inspected under the Acts. All horses in section 2 above **must be inspected**.

- All at North Wilds on day of inspection*
- | | | | |
|---|------------------------------|--------------------------------------|--|
| 1. Are they visited at suitable intervals? (see guidelines) | | <input checked="" type="radio"/> YES | NO |
| 2. Are they adequately: | rested? (see guidelines) | <input checked="" type="radio"/> YES | NO |
| | exercised? (see guidelines) | <input checked="" type="radio"/> YES | NO |
| | groomed? | <input checked="" type="radio"/> YES | NO |
| | supplied with bedding? | <input checked="" type="radio"/> YES | NO |
| | supplied with food and water | <input checked="" type="radio"/> YES | NO |
| 3. Are they routinely vaccinated against: | Tetanus? | YES | NO |
| | Influenza? | YES | NO |
| Vaccination should be discussed and encouraged. | | | |
| 4. Is there a satisfactory parasite control programme? | | YES | NO |
| 5. Is adequate First Aid equipment available? | | YES | NO |
| 6. Is the farriery and foot care satisfactory? | | <input checked="" type="radio"/> YES | NO <i>Most barefoot, recently trimmed.</i> |

As all today - yes. See covering letter.

Condition and type of horses

- | | | |
|---|--------------------------------------|----|
| 1. Are the horses in good condition? | <input checked="" type="radio"/> YES | NO |
| 2. Do they appear capable of the work required of them? | <input checked="" type="radio"/> YES | NO |
- see attached letter.*
On on + WOOLLY

Identify those that may not be and state any recommendations in the comments space at the end of this form

Injured or sick horses

1. Have any been found during the inspection? YES
- NO
- If yes, give details: *Lexi, Blue & Bonnie still in "Red" field in quarantine from Strangles outbreak. See attached paperwork re remaining animals.*

C. THE PREMISES

Give a brief description of the premises and the operation of the establishment as a whole.

1. For horses at grass: is the pasture adequate? YES *not lush with grass, but adequate.*
- is there adequate windbreak or shelter? YES
- is there an adequate water supply? YES
2. Are the fences properly maintained? YES
3. Description of the accommodation for housing horses:
- | | | | |
|----------------------------------|----------------------|-------|-------|
| <u>2+1 Loose boxes</u> (specify) | Stalls | Barn | Other |
| Are they: <u>Purpose built?</u> | Converted buildings? | | |
| Construction: <u>Masonry</u> | <u>Wood</u> | Other | |
- except fence running NE from the yard along edge of boundary of fields 11a 15 on the attached map*

Do they conform to the provisions of the Act in respect of:

- | | | | | | |
|---------------|--------------------------------------|----|---------------|--------------------------------------|----|
| Construction? | <input checked="" type="radio"/> YES | NO | Lighting? | <input checked="" type="radio"/> YES | NO |
| Drainage? | <input checked="" type="radio"/> YES | NO | Water supply? | <input checked="" type="radio"/> YES | NO |
- Comment - ideally more (or roofed) accommodation boxes should be available.*

Ventilation? **YES** NO

4. Is there sufficient accommodation for all the horses?
(This need not be individual provided that there is plenty of space for one or more occupants) YES NO
Ideally would prefer more.

5. Are the premises maintained in a clean and tidy state? **YES** NO
6. Is there provision for an isolation box? **YES** **NO** *at the moment isolation paddock only. A loose box within it is planned.*
7. Is there adequate accommodation for:
Feedstuffs? **YES** NO
Bedding? **YES** NO
Stable equipment? **YES** NO

Teaching facilities:

1. Is there:
an Indoor School? YES NO
an Outdoor School? **YES** NO
a paddock for teaching? YES NO

2. Are the boundary walls/fences constructed and maintained to avoid injury to the horse and rider? **YES** NO
3. Is the riding surface properly maintained? **YES** NO *Sand.*

D. SADDLERY AND TACK

1. Is there adequate accommodation for the saddlery and other tack? **YES** NO *Saddlery arranged for April*
2. Is it free from signs of defect or damage likely to cause suffering to the horse or accident to the rider? YES NO *Saffy's saddle + one other Podium saddle - the saddle flap needs to be replaced.*
3. Is it suitable for use on the horses on these premises? YES NO

E. FIRE PROTECTION

1. Are NO SMOKING notices prominently on display? **YES** NO
2. Are fire-fighting appliances available?
Water buckets YES NO
Hoses YES NO
Fire extinguishers YES NO
Not checked at inspection Friday.
3. Is a notice prominently displayed advising what action should be taken in the event of a fire? YES NO
4. Have any fire hazards been detected? YES NO
5. Is a visit from the Fire Prevention Officer recommended? YES NO

F. MANAGEMENT

1. To the best of your knowledge, is the manager suitable and/or qualified to hold a licence? YES NO
2. Qualifications held (if any): see attached letter.
3. Is the general standard good? YES NO
or in need of improvement? YES NO
4. If improvements are needed, state recommendations.

G. LICENCE

1. Are the premises suitable within the terms of the Act? YES NO
2. Should a full licence be issued? YES NO *see attached letter.*
3. Should a provisional licence be issued? YES NO

Horses for Inspection March 10th 2017

LD = LONG DISTANCE
ie TRAIL RIDE
(when trail rides are operational)
NW = LOCAL NORTH
WILDS ONLY

Horse Name	Passport Number	Breed	Colour	Height	Age	Sex	Body condition	Feet
Annie ✓	826069 0000127838	Irish Cob	Skewbald	14.3hh	19	F	Good	Good
Affus	826064 000191763	Highland	Mouse Dun	14.1h	20	M		
Blue ✓	826047 000977096	Irish Cob	Skewbald	14.2hh	18	F		
Bonnie ✓	11/292 AQHA UK	QH x	Palomino	14.2hh	13	F		
Connie ✓	826067 PHS018449	Fell x	Black	13hh	18	F	Good	Good (LD)
Lexi ✓	12202 HPS	Highland	Grey	14.3hh	13	F		
Storm ✓	826073 001108393	Welsh B	Bay	12.2hh	5	M	Good	Good (NW)
Magic ✓	APB M350	Appaloosa	Fewspot	14.2hh	15	F	Good	Good shed
Molly ✓	826013 NF0050864	Welsh x Ex	Bay	11.2hh	15	F	Good	Good withers saddle sways, tension on harness
Poppy	826083 0000104	Irish	Bay Roan	13.2hh	12	F		
Rae ✓	33195 HPS (occasional pack pony)	Highland	Grey	14.2hh	20	F	Good	Good (NW)
Saffy ✓	AHSB V19 2327	Arab	Grey	14.1hh	17	M	lean-good	RF straddles nearly heeled look good
Ginny ✓	UELN 826011HFS000863	Cob x WB	Skewbald	16.3hh	16	F	Good	Good
Woody ✓	826073 003075432	High x CB	Dun ^{refining next yr}	15.1hh	20	M	Good-lean	Good (NW)
Goose ✓	826031 2007321MR	Highland	Chesnut	14.3hh	9	M	Good	Good
Maverick ✓	826031 2007322MR	Highland	Grey	14.2hh	9	M	Good	Good (LD)
Mhaia ✓	826031 2007207FR	Highland	Mouse Dun	14hh	9	F	Good	Slipping Good
Brodie ✓	826031 2009226FR	Highland	Dun	13.2hh	7	F	Good	Good ^{some skin} ^{LD NW}
Brooke ✓	826069 000191595	App x ^{Recovered struggles}	Black ^{same skin tension}	15.1hh	6	F	Good	Good (NW) ^{LD}
Salty ✓	826005 GCM003494	Appaloosa	Chesnut Varnish pt	15hh	7	F	Good	Good ^{shiny} ^{Good} ^{shafter}
Darcy ✓	826046 010069186	Welsh sec A	Bay	12.2hh	11	M	Good	Good (NW)
Corrie ✓	826069 000204872	Connemara X	Dun	14hh	10	F	Good	Good (NW)
Lule ✓	826069 000201152	Irish cob	Skewbald blue roan	14.2hh	5	M	Good	Good (NW)
Rain ✓	826058 000000402	Appaloosa	Near Leopard	15.1hh	12	F	Good	Good (NW) ^{NO guests yet}
Fern ✓	826073 001645922	Highland	Grey	14hh	16	F	Good	Good
Sandy ✓	826073 001073833	TB X	Skewbald dun	16hh	7	M	Good	Good (NW) ^{shiny}



Do TRESS RL. 24/3/17.

10

Possible keepers/may sell - undecided								
Juno	✓	826073 07356052	Appaloosa	Grey roan	14hh	10	F	- stuff at center Good Good (NW)
Eli	✓	826073 009392744	Irish Cob	Piebald	15hh	18	M	Good Good heated saddle sores
Angus	✓	826004 500191763	Highland	Mouse Dun	14.hh	20	M	Good Good (NW)
Poppy	✓	826083 0000104	Irish	Bay Roan	13.2hh	12	F	Good Good
Joe	(LD) ✓	826069 000131026	Highland x Arab	Mouse Dun	13.3hh	13	M	Good Good

Horses to sell								
Paige		826069 000120950	Cob X	Black	15hh	14	F	Sell
Connor	✓	FC02259	Connemara	Grey	13.3h	10	M	Sell ad ad.
Dolly	✓	826073 005172623	Welsh x	Skewbald	12.2hh	15	F	Sell a a

Retired/Not ridden								
Orion	ret'd	8260045 00069300	Clyde x	Black	16.2hh	20	M	Retired May PTS
Kyra	ret'd	8260GB45171813T	TB	Bay	15hh	6	F	

* Prev. LD but tms at center - pigeonholed.

Total 34. — 28 Inspected
 — 2 Retired
 — 3 Quarantined

Max - sold & gone.

Mrs Jan O'Neill
The Junipers
Fendom Farm
Fendon
Tain
IV19 1PE

Please ask for: Mr Alan Yates
Direct Dial: (01463) 228728
E-mail: env.health@highland.gov.uk
Your Ref: -
Our Ref: id44939/ma009708
Date: 22 March 2017

Dear Mrs O'Neill,

**RIDING ESTABLISHMENTS ACTS 1964 & 1970
APPLICATION FOR LICENCE
Highlands Unbridled, Northwolds, Fendom, Tain, Highland, IV19 1PE**

I am pleased to confirm that your application for a Licence under the above has now been approved. I enclose the Licence which is valid until **30/06/2017**.

Despite the improvements made, there are still some concerns relating to tack and rider assessment forms and for this reason, it is appropriate to grant a further provisional licence. This will allow you to have the saddler visit and to improve your paperwork. We will have the vet inspect in May and present a report to the Highland Licensing Committee on 9th June.

Please note all the conditions attached to the licence. Failure to comply with the conditions of this licence is an offence.

Please note section 1(5) grants a right of appeal against any of the conditions: 'Any person aggrieved by the refusal of a local authority to grant such a licence, or by any condition subject to which such a licence is proposed to be granted (not being one of the conditions set out in subsection (4A) of this section), may appeal to a Sheriff's court.'

If you have any queries please do not hesitate to contact me.

Yours sincerely



Mr Alan Yates
Environmental Health Manager
Community Services – Environmental Health



RIDING ESTABLISHMENTS ACT 1964

Licence to Keep a Riding Establishment

The Highland Council, by virtue of the powers conferred upon them by the Riding Establishments Act 1964 hereby grant a Licence to:

Mrs Jan O'Neill
The Junipers
Fendom Farm
Fendon
Tain
IV19 1PE

To keep a riding establishment at:

HIGHLANDS UNBRIDLED
Northwolds Riding Centre
Fendom
Tain
IV19 1PE

Licence Number: RE/003/9708

For the period from 1st April 2017 until 30th June 2017

The maximum number of horses which are authorised by this licence to be used at the riding establishment specified above is 34 (32 to be used on the riding establishment plus 2 retired horses).

This licence is granted subject to compliance with the Riding Establishments Act 1964 and to conditions 1 to 26 attached hereto. Failure to comply with the conditions of this licence is an offence.

Signed  Date 22/3/17

Alan Yates, Environmental Health Manager
on behalf of the Highland Council.

Ross House, High Street, Dingwall, IV15 9RY
Tel: 01349 886603
Email: env.health@highland.gov.uk

Licence Conditions

1. Any horse found on the premises by an authorised Officer to be in need of veterinary attention shall not be returned to work until the holder of the licence has obtained at his/her own expense and has lodged with the Local Authority a veterinary certificate that the horse is fit for work.
2. No horse will be let out on hire for riding or used for providing instruction in riding without supervision by a responsible person of the age of 16 years or over unless (in the case of a horse let out for hire for riding) the holder of the licence is satisfied that the hirer of the horse is competent to ride without supervision.
3. The carrying on of the business of a riding establishment shall at no time be left in the charge of any person under 16 years of age.
4. The licence holder shall hold a current insurance policy which insures him/her against liability for any injury sustained by those who hire a horse from him/her for riding and those who use a horse in the course of receiving from him/her, in return for payment, instruction in riding and arising out of the hire or use of a horse as aforesaid and which also insures such persons in respect of any liability which may be incurred by them in respect of injury to any person caused by, or arising out of, the hire or use of a horse as aforementioned.
5. A register shall be kept by the licence holder of all horses in his/her possession aged three years and under which are normally kept on the premises. This register shall be available for inspection by an authorised Officer at all times.
6. The total number of horses permitted by this licence to be kept at the Establishment is **34 (32 to be used on the riding establishment plus 2 retired horses)**. **At no time shall this number be exceeded.** The grazing as provided on the plan attached to veterinary report shall be adhered to at all times. This figure may be amended depending on the amount of available grazing, ie if grazing is reduced, then the number of animals would be also reduced.
7. There will be available at all times for the horses accommodation suitable as respects construction, size, number of occupants, lighting, ventilation, drainage and cleanliness.
8. Where the horses are maintained at grass, adequate pasture, shelter, water and supplementary feeds shall be provided.
9. All stabled horses shall be adequately supplied with suitable food drink and bedding material.
10. All horses shall be adequately exercised, groomed and rested and so far as is necessary, visited at suitable intervals.

11. All reasonable precautions shall be taken to prevent and control the spread of infectious or contagious diseases and veterinary first-aid equipment and medicines shall be provided and maintained in the premises.
12. Appropriate steps shall be taken for the protection and extrication of horses in case of fire or other emergency. In particular, the name, address and telephone number of the licence holder or some other responsible person shall be kept displayed in a prominent position on the outside of the premises and instructions as to the action to be taken in the event of fire with particular regard to the removal of horses shall be kept displayed in a prominent position on the outside of the premises.
13. All horses shall be maintained in a good state of health and shall be suitable for the purposes for which they are kept.
14. Adequate storage accommodation shall be provided for forage, bedding, stable equipment and saddlery.
15. The feet of all animals shall be properly trimmed and if shod, their shoes are properly fitted and in good condition.
16. Suitable storage facilities shall be provided for the storage of manure, these facilities to be to the satisfaction of the Director of Community Services.
17. A copy of this licence shall be suitably displayed to the public in a prominent position within the Establishment.

Additional Conditions

18. An ongoing training programme must be implemented and adequate numbers of staff must be maintained in order to provide cover when staff are absent for any reason.
19. An adequate ratio of suitably qualified ride leaders must be used on all hacks or treks.
20. All activities must be risk assessed and appropriate measures taken to control any risks to staff, employees and any other persons. Risk assessments of business operations to be reviewed annually.
21. All treks must start and finish each day from the premises at North Wilds.
22. A professional saddler must be engaged with at least once yearly saddle inspections for all animals, and a written audit of the tack. Regular attendance by a recognised farrier and written records of farriery.
23. Repair of Louie and Saffy's saddles, to be checked by the saddler, before they can be used.

24. Repair of the fence in stable yard to ensure posts are properly secured in the ground.
25. Trekking, hacking and riding in the sand school with all activities starting from and finishing at North Wilds may operate using those horses and ponies declared fit to do so whether at an inspection or by the yard's own veterinary surgeon.
26. Any new arrivals must be isolated for 3 weeks for biosecurity purposes and checked for their suitability by the yard's own vet **before being used for any client of the business**-evidence in writing (email would suffice) to the Council. **No new arrivals until after others have left to maintain a limit at 34 animals.**
"New arrivals" include any animals which have been temporarily off the site, to winter grazing, on loan, or away at a competition.

NOTES

- (a) Any person aggrieved by the conditions (except conditions 1, 2, 3, 4 and 5) subject to which this licence is granted may appeal to the appropriate Sheriff Court; and the Court may on such an appeal give such directions with respect to the conditions as it thinks proper.
 - (b) Any person who wilfully obstructs or delays any person in the exercise of his powers of entry and inspection under the Acts, shall be guilty of an offence.
 - (c) If any conditions subject to which a licence is granted in accordance with the provisions of the Acts is contravened or not complied with, the person to whom the licence was granted shall be guilty of an offence.
-

APPENDIX 4

Fraser & Fraser (Vets) Ltd

Church Street

Dingwall

IV15 9SB



Chris Ratter, EHO
The Highland Council
Ross House
High Street
Dingwall
IV15 9RY

Dear Mr Ratter

25.05.17

Riding Establishments Acts 1964 & 1970

Jan and Graham O'Neill, Highlands Unbridled, North Wilds, Fendom, Tain. Application for renewal of Riding Establishment (RE) Licence following the issue of a Provisional Licence in March 2017

I refer to our joint visit on Monday 22.05.17 to Highlands Unbridled (HU). Those present were Chris Ratter Highland Council EHO, Charlotte Fraser BVM&S MRCVS, local authority Veterinary Surgeon, Jan O'Neill and Katie Shepherd who is now part owner of the business.

Numbers and health of horses

Numbers of horses as given to us by Mrs O'Neill were as follows:-

29 horses and ponies presented for inspection, which included Lexi who is in the quarantine paddock but whose Strangles test results were expected later that day-Mrs O'Neill has since confirmed that Lexi is clear for Strangles.

Lexi, Blue and Bonnie were still in quarantine following the Strangles outbreak in 2016; Blue and Bonnie were not inspected today as they cannot work until certified clear of infection by the yard's own veterinary surgeon. Bonnie has now undergone removal of the majority of her chondroids with a follow-up session arranged with the vet for 25.05.17.

2 further horses are retired (Kyra-belongs to Katie Shepherd), and Orion (see later for comment on Orion's health)

Paige, Angus, Poppy and Connor are possibly for sale but were presented to be checked for the license. Dolly was not inspected as she is sold and awaiting collection by her new owner, so she is not on the licence.

So the total on the premises today was 34.

The large majority of the animals were in good body condition. Saffy was a little leaner with a condition score of 2 to 2.5 especially over his hindquarters, compared with 10.03.17. Woody had gained condition to a score of 2.5-3.0, Paige's score was 3. Orion, although not on the license was appraised and had condition score 2.

Goose still has a few minor scabbed lesions in the saddle area which must be closely monitored, and his work should not be allowed to augment this problem.

Farriery and Foot care

Most animals were barefoot, while some were shod. The farrier had recently attended and had treated some of the animals. However, Woody, Ginny and in particular Rain were finding the hard ground sore and were "footy" when trotted. They will all need to be shod and cannot be used when unsound as seen on Monday. Boots are used for many of the horses when trail riding. Some ponies had long feet in need of a trim, for example Angus who is pigeon-toed, ie his front feet turn inwards, so the hooves must be regularly trimmed as they grow unevenly, exacerbating the situation.

Tack and saddle sore situation

Goose as mentioned above has a small area of minor saddle sore lesions. Otherwise no saddle sore lesions were found on the horses or ponies, although several had white hairs over the saddle area indicating that skin damage had occurred.

[REDACTED] of Seaforth Saddlers, Harbour Road, Inverness had inspected the saddles for each animal on 27.04.17, and Mrs O'Neill has emailed me scanned reports. The bridles are not mentioned; I would prefer that all tack is inspected and reported on in future.

Mrs O'Neill has also provided a spreadsheet which lists the horses and their tack inventory, including details of the animal's size, bridle and saddle and maximum weight carrying. Some of the entries regarding type of bit were inaccurate-Rae and Corrie are both in a full cheek snaffle bit, not a Pelham. The latter is a much stronger bit and should only be used where necessary to control a more wilful animal and only used by a competent rider.

Annie is in a thick rubber Pelham which Mrs O'Neill has found to be the most appropriate, having tried a snaffle in the past. Lexi is in a Kimblewick (similar in severity to a Pelham) because she tends to pull and want to eat grass. I advised she must only be ridden by a rider competent to use the bit correctly so no novices or beginners. Paige is also in a kimblewick, so again rider selection must be very carefully assessed. Any use of a more severe type of bit, ie Pelham or kimblewick must be risk assessed and that assessment reviewed regularly.

General Yard Maintenance

The wooden fence in the yard provides a windbreak only. The horses are now tied to separate posts with a quick-release attachment. Other ponies are tied to the main tying rail.

Staffing

An attached document lists the staff and their qualifications but recent achievements include:-

24th March 2017 Katie Shepherd undertook an assessment to achieve her Senior Ride Leader with the TRSS (Trekking and Riding Society of Scotland), which would be fully recognised when she completed a full health and safety certificate. She also did an equine first aid course at Kessock Vets in April 2017. She is booked to sit a British Equine Tourism Centre Manager exam on 8th June 2017.

[REDACTED] achieved TRSS Ride Leader 11th May 2017-needing additional first aid-to be sat in June 17. Did Equine first aid at Kessock Vets April 17.

[REDACTED] achieved TRSS Ride Leader 11.05.17, and has her first aid.

██████████ did not achieve her TRSS Ride Leader qualification but will re-sit the assessment later in the year.

Development plans for the staff are detailed on the sheet which is commendable. It should be said that ongoing training should include all staff including Mrs O'Neill. Mr O'Neill, having less involvement with the actual riding should nonetheless keep his first aid training up to date.

Trail Riding

Provision of a second ride leader on trail rides was discussed ; it is agreed that a second ride leader will go on any trail rides from now on; on treks the presence of a second ride leader would depend on the risk assessment of the ride-ie numbers of clients and their abilities.

We discussed the subject of trail rides later this year, perhaps between July and October. Mrs O'Neill came up with a suggested "wish list" of rides that she would like to do, and subsequently emailed us with slightly altered suggestions. She has asked that she could arrange a maximum of 6 trial rides of 6-7 days' duration, with two four-day trail rides and some trial rides from Brora lasting 2-3 days. She said would depend upon availability of accommodation and also bookings as to how many trail rides took place within the maximum, if she were granted a licence to resume trail rides.

12 of the horses were identified by Mrs O'Neill as being ones that could be used on trail rides, and are indicated with Tr on the list of horses. On reflection after the inspection, my opinion is that Goose should not be used at all for trail rides. ██████████ from Seaforth Saddlers in Harbour Road, Inverness attended in April 17 to inspect all the horses' tack. While Goose had no lesions at my inspection in March nor were any noted at the saddler's inspection in April, on Monday he had two small lesions at the back of the left saddle area. My opinion is that he should not be used at all this year for trail riding, and that he should be checked during periodically (6weekly) by the yard's own vet.

Fern is currently not sound and cannot be used. Ginny was "footy" so needs to be shod and cannot be used until sound, but horses with shoes on wear them rapidly on long distance and go lame more frequently, so her use may be limited. Sandy will only go if being ridden by Katie if she goes as second ride leader. This leaves 8 animals for trail riding, one of whom is only suitable for a small adult. The maximum number of clients would be six with two ride leaders; this leaves virtually no spare horses should one of the others be lame or unable to work. The number of trail rides this year would therefore have to be curtailed to avoid undue workload on the trial horses. They must be allowed a week's complete rest before further trails or trekking, and also there must be enough spare capacity in the system to allow for suitable substitutes to be available should the need arise.

A veterinary check to include foot care, soundness and checking for saddles sores or girth galls of the trail riding horses and Goose should take place after each long distance ride. This should not take long, especially if there are no problems and will help to provide evidence that the horses are not overworked. It would be anticipated that trail riding activity could then be increased, within reasonable limits, in future years, if the management of this part of the business is evidently of the expected standard.

It should be noted that there are 8 horses out the 34 which are potentially to be sold as they are not very "useful" for one reason or another. Together with the two retired horses this makes up nearly a third of the permitted total of 34. With 2 still in quarantine, the remaining 22 animals are the ones able

to bring in income. Mrs O'Neill has stated that financially the trail riding is really important to the business; I would recommend that she looks first at the ones potentially for sale-they are financially non-viable and this places more pressure on those whose work is financially viable, before she increases the workload of the latter.

Rider registration/application forms

These forms have been amended and are satisfactory.

Conclusion

As discussed in my previous reports, I have to be satisfied of the competency of the management, and the welfare of the animals especially when conducting more challenging activities such as trail riding and when the activities of the RE are taking place away from the inspected premises.

Further progress has been made since March; risk assessments, rider registration forms and the tack inventory spreadsheet all demonstrate a better level of management than previously. There is also a commendable investment in training staff.

I recognise that the Management are very keen to re-start trail rides. After careful reflection following the inspection and discussion on 22.05.17 I would recommend the following

The licence be renewed until the year end with the following conditions:-

Trekking, hacking and riding in the sand school plus one or two-day excursions from Brora (single overnight grazing as discussed on Monday), with the horses then returning to North Wilds.

Trail rides, to be limited to three 6-7 day trails with a veterinary inspection after the horses have returned and a full week's rest afterwards. The Cairngorms, Outlander, and WildWest or Great Glen would be acceptable. The Coast-to Coast route involves back-to-back week-long trails, which at this stage is too long. Two ride leaders at all times.

Adequate ratio of suitably qualified ride leaders on hacks or treks as discussed on Monday

Risk assessments of business operations to be reviewed annually.

Continued ongoing training programme for staff and adequate staff numbers.

Engagement of a professional saddler with at least once yearly saddle inspections for all animals, and a written audit of the tack. Tack must be kept cleaned and in the case of leather tack, properly oiled to keep it supple.

Regular attendance by a recognised farrier for all horses and ponies and written records of farriery.

Limitation on the number of horses to 34.

Any new arrivals must be isolated for 3 weeks for biosecurity purposes and checked for their suitability by the yard's own vet **before being used for any client of the business**-evidence in writing (email would suffice) to the Council. **No new arrivals until after others have left to maintain a limit at 34 animals.** "New arrivals" include any animals which have been temporarily off the site, to winter grazing, on loan, or away at a competition.

Please do not hesitate to contact me should you require any further information,



Charlotte Fraser BVM&S MRCVS

APPENDIX 5

RIDING ESTABLISHMENTS ACTS 1964 AND 1970

Veterinary Inspector's Report

This inspection must only be carried out by approved Veterinary Inspectors on the current RCVS/BVA Inspectorate (see Riding Establishments Act 1964, s.2(3)).

This inspection is made at the request of:

Name of Local Authority: THE HIGHLAND COUNCIL

Date: 22/05/2017

Address of Riding Establishment: HIGHLANDS UNSADDLED
FENDOM, TAIN.

Name of owner and address: JAN O'NEILL
JUNIPER COTTAGE, FENDOM, TAIN.

Name of manager and address: JAN O'NEILL
& KATIE SHEPHERD

Are the name, address, postcode and telephone number of the licence holder/manager displayed prominently on the outside of the premises?

PROMINENT SIGN WITH TEL. NO + PREMISES NAME
 YES NO

A. THE HORSES

- | | |
|--|----|
| 1. Total number of horses on the premises | 34 |
| 2. Number of horses on the premises used wholly or partly (part livery) for hire, teaching, escort or demonstration purposes | 32 |
| 3. Number of horses not used for hire etc (i.e. full livery or for sale) | 2 |
| 4. Number of horses 3 years old or younger (a register of these animals should be seen and signed) | 0 |

I hereby confirm that I have presented for inspection all horses as referred to under The Horses item 2.

Signed  Date 22/05/17
(Manager/Owner)

I hereby confirm that I am a current member of the Riding Establishments Inspectorate as maintained by the Royal College of Veterinary Surgeons and British Veterinary Association and that this inspection has been carried out in accordance with the Acts of 1964 and 1970.

Signed  Date 22/05/17
(Veterinary Surgeon)

B. HORSE INSPECTION

All horses on the premises may, at the decision of the veterinary inspector, be inspected under the Acts. All horses in section 2 above must be inspected.

- | | | |
|---|---|--------------------------|
| 1. Are they visited at suitable intervals? (see guidelines) | <input checked="" type="checkbox"/> YES | NO |
| 2. Are they adequately: | <input checked="" type="checkbox"/> YES | NO |
| rested? (see guidelines) | <input checked="" type="checkbox"/> YES | NO <i>See letter</i> |
| exercised? (see guidelines) | <input checked="" type="checkbox"/> YES | NO <i>re workload</i> |
| groomed? | <input checked="" type="checkbox"/> YES | NO <i>if Trail rides</i> |
| supplied with bedding? | <input checked="" type="checkbox"/> YES | NO <i>start up</i> |
| supplied with food and water | <input checked="" type="checkbox"/> YES | |

*Resting! - Katie
Shepherd controls usage
on white board*

- | | | | |
|--|------------|---|----|
| 3. Are they routinely vaccinated against: | Tetanus? | YES | NO |
| | Influenza? | YES | NO |
| Vaccination should be discussed and encouraged. | | | |
| 4. Is there a satisfactory parasite control programme? | | YES | NO |
| 5. Is adequate First Aid equipment available? | | YES | NO |
| 6. Is the farriery and foot care satisfactory? | | <input checked="" type="checkbox"/> YES | NO |

NOT AGREED

Condition and type of horses

- | | | |
|---|---|----|
| 1. Are the horses in good condition? | <input checked="" type="checkbox"/> YES | NO |
| 2. Do they appear capable of the work required of them? | <input checked="" type="checkbox"/> YES | NO |

*Woody - needs shoes
Raini - needs shoes
Anny - front shoes needed
Saffy lean (? heavier than in Mar)
see attached letter.*

Identify those that may not be and state any recommendations in the comments space at the end of this form

Injured or sick horses

- | | | |
|---|-----|----|
| 1. Have any been found during the inspection? | YES | NO |
| If yes, give details: | | |
| <u>Eli - lame Fern - generally stiff - ? arthritis w > 1 jt</u> | | |
| <u>Rain - "pobby" + ⇒ lame</u> | | |

C. THE PREMISES

Give a brief description of the premises and the operation of the establishment as a whole.

- | | | | |
|---|---|-----|----|
| 1. For horses at grass: | is the pasture adequate? | YES | NO |
| | is there adequate windbreak or shelter? | YES | NO |
| | is there an adequate water supply? | YES | NO |
| 2. Are the fences properly maintained? | | YES | NO |
| 3. Description of the accommodation for housing horses: | | | |

Loose boxes Stalls Barn Other (specify) _____

Are they: Purpose built? Converted buildings?

Construction: Masonry Wood Other (specify) _____

Do they conform to the provisions of the Act in respect of:

Construction?	YES	NO	Lighting?	YES	NO
Drainage?	YES	NO	Water supply?	YES	NO
Ventilation?	YES	NO			

- | | | |
|--|-----|----|
| 4. Is there sufficient accommodation for all the horses?
(This need not be individual provided that there is plenty of space for one or more occupants) | YES | NO |
| 5. Are the premises maintained in a clean and tidy state? | YES | NO |
| 6. Is there provision for an isolation box? | YES | NO |
| 7. Is there adequate accommodation for: | | |
| Feedstuffs? | YES | NO |
| Bedding? | YES | NO |
| Stable equipment? | YES | NO |
- Teaching facilities:**
- | | | |
|---|-----|----|
| 1. Is there: | | |
| an Indoor School? | YES | NO |
| an Outdoor School? | YES | NO |
| a paddock for teaching? | YES | NO |
| 2. Are the boundary walls/fences constructed and maintained to avoid injury to the horse and rider? | YES | NO |
| 3. Is the riding surface properly maintained? | YES | NO |

*Not inspected
- same as
March '17.*

D. SADDLERY AND TACK

- | | | |
|---|--------------|----|
| 1. Is there adequate accommodation for the saddlery and other tack? | YES | NO |
| 2. Is it free from signs of defect or damage likely to cause suffering to the horse or accident to the rider? | (YES) | NO |
| 3. Is it suitable for use on the horses on these premises? | YES | NO |

*Tack checked
+ logged by
saddler - reports
available.
April '17.*

E. FIRE PROTECTION

- | | | |
|---|-----|----|
| 1. Are NO SMOKING notices prominently on display? | YES | NO |
| 2. Are fire-fighting appliances available? | | |
| Water buckets | YES | NO |
| Hoses | YES | NO |
| Fire extinguishers | YES | NO |
| 3. Is a notice prominently displayed advising what action should be taken in the event of a fire? | YES | NO |
| 4. Have any fire hazards been detected? | YES | NO |
| 5. Is a visit from the Fire Prevention Officer recommended? | YES | NO |

F. MANAGEMENT

- | | | |
|---|--------------------------------------|----------|
| 1. To the best of your knowledge, is the manager suitable and/or qualified to hold a licence? | YES | NO |
| 2. Qualifications held (if any): | <u>see attached schedule.</u> | |
| 3. Is the general standard good?
or in need of improvement? | YES
YES | NO
NO |
| 4. If improvements are needed, state recommendations. | <u>see attached covering letter.</u> | |

G. LICENCE

- | | | |
|---|-----|----|
| 1. Are the premises suitable within the terms of the Act? | YES | NO |
| 2. Should a full licence be issued? | YES | NO |
| 3. Should a provisional licence be issued? | YES | NO |

Horses for Inspection May 22nd 2017
 "TT" denotes horses/ponies used on Trail Rides (either as lead horse or for a client).

Horse Name	Passport Number	Breed	Colour	Height	Age	Sex	Body	
							condition	Feet
1 Annie Tr.	826069 0000127838	Irish Cob	Skewbald	14.3hh	19	F	Good	BF Good
2 Blue	826047 000977096	Irish Cob	Skewbald	14.2hh	18	F	} NOT INSPECTED Quarantine	
3 Bonnie	11/292 AQHA UK	QH x	Palomino	14.2hh	13	F		
4 Connie Tr	826067 PHS018449	Fell x	Black	13hh	18	F	Good	BF Good
5 Lexi	12202 HPS	Highland	Grey	14.3hh	13	F	INSPECTED Quarantine	
6 Storm	826073 001108393	Welsh B	Bay	12.2hh	5	M	Good	BF Good
7 Magic Tr	APB M350	Appaloosa	Fewspot	14.2hh	15	F	Good	Shod. Good
8 Molly	826013 NF0050864	Welsh x Ex	Bay	11.2hh	15	F	Good	BF Good
9 Rae ^{Full check}	33195 HPS	Highland	Grey	14.2hh	20	F	Good	BF Good
10 Saffy Tr	AHSB V19 2327	Arab	Grey	14.1hh	17	M	Been by ^{by} heard ^{heard} by owner ^{owner}	BF Good
11 Ginny ? Tr	UENL 826011HFS000863	Cob x WB	Skewbald	16.3hh	16	F	Good	BF Good - st
12 Woody	826073 003075432	sl. lame usually pink shoes High x CB	Dun	15.1hh	20	M	Good better	BF Good
13 Goose Tr	826031 2007321MR	Highland	Chesnut	14.3hh	9	M	Whitehairs Good	BF Good
14 Maverick Tr	826031 2007322MR	Highland	Grey	14.2hh	9	M	Good	BF Good
15 Mhaia Tr	826031 2007207FR	Highland	Mouse Dun	14hh	9	F	Good	BF Good
16 Brodie	826031 2009226FR	Highland	Dun	13.2hh	7	F	Good	BF Good
17 (Press - Staff Brooke only)	826069 000191595	App x	Black	15.1hh	6	F	Good	BF Good
18 Salty	826005 GCM003494	Appaloosa	Chesnut Varnish pt	15hh	7	F	Good	Shoes/mn Good
19 Darcy	826045 010069185	Welsh sec A	Bay	12.2hh	11	M	Good	BF
20 Corrie Tr.	826069 000204872	Connemara X	a bit pacy - ok? Dun	14hh 14hh	10	F	Good	BF Good
21 Luie	826069 000201152	Irish cob	Skewbald blue roan	14.2hh	5	M	Good	BF Good
22 Rain	Foaly - lame - feet tested, 826058 000000402	Appaloosa	Near Needs Shod. Leopard	15.1hh	12	F	Good	BF Good
23 Fern ? Tr.	826073 001645922	Highland	Grey	14hh	16	F	Good	BF Good
24 (Poss Kate only) Sandy Tr	826073 001073833	TB X	Skewbald dun	16hh	7	M	Good	Shoes on nar.

Possible keepers/may sell - undecided

25	Juno	826073 07356052	Appaloosa	Grey roan	14hh	10	F	Good	BF Good
26	Eli	826073 009392744	Irish Cob	Piebald	15hh	18	M	Good	BF Good
27	Joe ^{Experienced!}	826069 000131026	Highland x Arab	Mouse Dun	13.3hh	13	M	Good	BF Good

TC

Horses to sell								
18	Paige	826069 000120950	Cob X	Black	15hh	14	F	Sell <i>Good Good BF</i>
19	Angus	826004 500191763	Highland	Mouse Dun	14.hh	20	M	<i>For sale - can only work Good Good - but large 100</i>
10	Poppy	826083 0000104	Irish	Bay Roan	13.2hh	12	F	<i>Good Good BF Good Good BF Getty fit up work</i>
11	Connor	FC02259	Connemara	Grey	13.3h	10	M	Sell <i>Good Good BF</i>
12	Dolly	826073 005172623	Weish x	Skewbald	12.2hh	15	F	<i>Fidgety</i> Sold to be collected

Retired/Not ridden

Trion	8260045 00069300	Clyde x	Black	16.2hh	20	M	Retired
Yra	8260GB45171813T	TB	Bay	15hh	6	F	Katies horse not ridden

Horse Tack Inventory

	Height	Bit Size	Bit Type	Bridle Size	bridle type/colour	Rug Size	Saddle width	Length	Saddle colour/type	Front Boot	Back Boots	Maximum W
Annie	14.3	6"	Black Pelham	cob	trail blue	6'3"	Wide	20"	Brown Leather Podium	3.5	3	14st
Angus	14.1	5.5"	Eggbut	cob	trail blue	6'	Extra Wide	17"	Black Leather Wintec	2	shod	12st
Blue	14.1	6"	Eggbut	cob	trail blue	6'	Extra Wide	17"	Black Synthetic Maxam	N/A	N/A	13st
Bonnie	14.2	5.5"	French link Snaffle	pony	trail purple	6'	Medium Wide	17.5"	Black Leather Thorowgood	0.5	0	12st
Connie	13.1	5.5"	Eggbut	pony	trail blue	5'9"	Medium Wide	17"	Black Synthetic Griffin	0.5	0	11st
Lexi	14.3	6"	Kimblewick	Cob	black leather	6'6"	Extra Wide	17"	Black Leather Wintec	N/A	N/A	15st
Magic	14.2	5"	French link Snaffle	pony	trail blue	6'	Wide	17"	Black Synthetic Griffin			11.5 st
Molly	12.2	4"	Eggbut	pony	black leather	4'9"	Medium	13"	Black Synthetic Unbranded	N/A	N/A	child
Poppy	13.1	5.5"	French link Snaffle	pony	Brown leather	5'6"	Extra Wide	16.5"	Black Synthetic Maxam			11st
Rae	14.2	5"	Pelham rubber bar	cob	trail blue	6'	Wide	17.5"	Black Synthetic Griffin			13st
Saffy	14.1	5"	Eggbut	cob?	trail blue	5'9"	Medium	18"	Black/Blue Plastic Podium	1	1	11st
Ginny	16.3	6.5"	French link Snaffle	full	trail green	6'9"	Medium Wide	18"	Black Synthetic Australian Stock	5	4	16st
Woody	15.1	5.5"	French link Snaffle	full	black leather	6'6"	Wide	22"	Khaki Leather Treeless			15st
Goose	14.3	5.5"	French link Snaffle	full	trail blue	6'6"	Wide	17"	Black/Blue Plastic Podium	3.5	3	15st
Maverick	14.2	6"	French link Snaffle	full	trail blue	6'3"	Wide	19"	Podium Brown Leather	3.5	3	14st
Mhaia	14	6"	Copper roller straight bar	cob	trail pink	6'	Extra Wide	17"	Blue Plastic Podium	3	2.5	14st
Brodie	13.2	5"	French link Snaffle	cob	trail blue	5'9"	Extra Wide	18"	Black Synthetic Griffin	1.5	1	13st
Brooke	15.3	5.5"	French link Snaffle	cob	trail red	6'6"	Med-wide	17.5"	Black Leather Dever			14st
Salty	15	5.5	Eggbut full cheek	cob	trail blue	6'3"	Extra Wide	17"	Black Leather Can't see Brand			12st
Dolly	12.2	5"	Eggbut	pony	Brown leather	5'	Med-wide	16"	Black Synthetic Maxam	N/A	N/A	9st
Darcy	11.1	4"	V. Rubber	pony	black leather	4'9"	Wide	14.5"	Black Synthetic Wintec	N/A	N/A	7st
Corrie	14	5"	Pelham	cob	black leather	6'	Med-wide	17.5"	Wintec black synthetic			13st
Lule	14.2	5.5"	Sweet Iron	full	black leather	6'	Extra Wide	17"	Brown Leather E. Jeffries			13st
Fern	14	5.5"	Eggbut	cob	trail purple	5'9"	Wide	17"	Thorowgood Black leather	1.5	1	12st
Juno	14	5"	Eggbut	cob	black leather	5'9"	Extra Wide	17.5"	Black Synthetic Griffin			12st
Rain	15.1	5"	French link Snaffle	cob	black leather	6'3"	Wide	18"	Black Leather Podium	N/A	N/A	14st
Connor	14.1	5"	French link Snaffle	pony	black leather	5'9"	Wide	17"	Black Synthetic Griffin			11st
Eli	15.1	5.5"	Eggbut	cob	trail blue	6'3"	Wide	16.5"	Black Synthetic Griffin	N/A	N/A	12st
Orion	16.3	6"	N/A	full	black leather	6'9"	N/A	17.5"	N/A	N/A	N/A	
Storm	11	4"	V. Rubber	pony	black leather	4'9"	Medium	14.5"	Black Synthetic Thorowgoods			child
Joe	13.2	5"	Eggbut	pony	trail blue	5.9"	Extra Wide	17"	Black Leather Griffin	1.5	1	11st
Paige	15	5.5	Kimblewick	full	black leather	6'3"	N/A	18.5"	Black Leather Thorowgood			12st
					black leather extra large nose							
Sandy	16.1	5.5	Eggbut full cheek	full	band/trail blue	6'9"	Extra Wide	18"	Black Synthetic Requisite			13.5st
Kyra	15.3		N/A	Cob	N/A	6'6"	Medium Wide	15.5"	Griffin Black Synthetic			

1st = 6-35kg.

Staff Qualifications

Jan O'Neill

54 years old. Rode as a child, then started riding again as an adult 20 years ago. Owned her own horses for 20 years. 11 years of experience running a riding centre (Wildrides and Highlands Unbridled) Has 9 years of experience operating long distance riding holidays in remote areas.

NC Equine Studies at NHC
 HNC Equine Studies at NHC
 Riding and Road Safety Certificate
 BET Assistant Ride Leader
 BET Ride Leader
 AoFA Level 3 First Aid at Work
 Child Protection Course
 PVG Checked

Katie Shepherd

32 years old. Ridden since childhood and has owned her own horses for 19 years. Katie also has experience of running a busy public house, being licensee and responsible for day to day operations, staff, customer care, wages and problem solving.

TRSS Senior Ride Leader – taken 24th March 2017
 HNC Equine Studies at NHC
 HND Equine Studies at NHC
 Riding and Road Safety Certificate
 TRSS Ride Leader
 Emergency First Aid
 Child Protection Course
 Equine First Aid – Kessock vets April 2017
 PVG Checked

Development - Booked to sit her BET Centre Manager exam on 8th June 2017. Waiting for assessment appointment with BHS with a view to becoming qualified instructor (can start exams at higher level because of extent of experience).

Graham O'Neill

60 years old. Riding and horse-care for 10 years and has run Highlands Unbridled in partnership with Jan O'Neill for all of this time. Does back-up on the long distance rides and previously rode as back-up rider on these rides. Prior to this Graham worked as a Manager for Key Housing, responsible for >30 staff and 16 tenants with learning disabilities. He has worked in Social Care for most of his adult life.

SVQ level 4 – Health & Social Care
 Registered Manager in Health and Social Care
 BCU Canoeing Instructor
 Emergency First Aid (lapsed)
 Child Protection Course
 PVG Checked

[REDACTED]
[REDACTED] years old. [REDACTED] has ridden for 10 years and has helped out with several local peoples' horses, working on breaking and training. She also rode Amba Blakely, our previous instructors horse in shows.

Child Protection Course
First Aid Certificate

Development – NC Equine Studies – currently studying through open learning with NHC.
Failed her Ride Leader exam on 11th May, but will re-sit ASAP.

[REDACTED]
[REDACTED] years old. [REDACTED] has ridden for 8 years – and has helped out with several local peoples' horses including [REDACTED]

Child Protection Course

Development – NC Equine Studies – currently studying through open learning with the NHC.

[REDACTED]
[REDACTED] worked with us last season but has returned to Australia. She is hoping to return to the UK and resume working with us later this year.

Child Protection Course
TRSS Ride Leader Exam
First Aid

Objection Number One – Sandra Millar

From: sandra millar [REDACTED]
Sent: 25 May 2017 16:25
To: envhealth
Subject: OBJECTION AGAINST HIGHLANDS UNBRIDLED

Hi i keep my horses at our own yard at Northwolds Tain. right beside the centre Highlands Unbridled. I will base my objection on true facts and from what i have endured from the centre, the owners and also staff members I have witnessed numerous breaches in license conditions which i have sent to Mr Yates and Mr Ratter photo evidence. Also lack of bio security at both top and bottom ends of the centre. I also concerned the vet doing the inspection in March seemed to have "missed" Elys feet a piebald gelding. I have sent photos of the disgusting state of the animals feet to Mr Ratter.. As the council will already know the centre gave my 7 horses last year Strangles. This was caused through the centres negligence. Lessons should have been learned but they havent. This past few months have been a total nightmare. For several months Jan and Graham both owners came down a track behind our house approx 10pm onwards EVERY night with torches. Jan said she was doing this to check on her horses and to walk her dogs. Every night torches were shone in our windows late at night and on our horses causing them to spook and gallop around in fear. One of the horses and a leg injury at the time and the torches caused so much distress to the horse her leg took double the time to heal. Jan knew the horse had an injury but continued to spook her. This went on several months. A few times we went out with a torch to see what was going on and twice i sat in my car at my gate to see who was spooking our horses only for Jan to come up to my windscreen and with a mobile phone take photos of me in my own car on my own land. We called police but they told us Jan and Graham had called them saying it was us shining torches!!!!!! We have been called witch hunters, accused of cutting the centres fences ect all untrue. Jan also placed 11 Red Zone horses right on my fenceline for several months along side my own horses. I cannot even describe what its been like to wake up each day and dreading going outside. Terrified her strangles horses were loose as they were often, passing the disease once again onto my animals. Photo evidence has been sent to Enviromental Health of the centres Red zone horses loose wandering along my fenceline where my horses are. Months after our horses recovered our yard remained in total lockdown due to the centres lack of bio security at the top end near my stables. Every day staff and owners would walk through red zones then onto the public path where we hack our horses out on. No boots were washed at top end ever. Months passed then Jans Red zones were moved to isolation field near her caravan. Thank god for that well away from our horses at last. Things calmed down after that until things took a very nasty turn 2 weeks ago. I got a new horse which was put in 1 of my fields. Couple hours after his arrival myself, my daughter and my son walked down to the field to check on new horse. We all saw Jan leave isolation field where she has 3 confirmed carriers. No boot washing or hands washed and she walked up my road onto my property and went over to my fence where my new horse was. She saw us then walked back down the road. Now this womans negligence last year gave my horses strangles and a massive vets bill, and here she is once again breaching bio security and once again walking onto my land near my horses. I still cant think why she wanted to walk over to my horse????? Next day i got a call from the previous owners of my new horse. They had stayed in a hotel in Tain over night and came to my yard early next day to say goodbye to the horse. They described Jan to me as a person

over at my fenceline with her hand out trying to entice my horse over to her. A more scary and sinister turn of events last week. I was walking my puppy on my yard and as i looked over to my field i saw my old pony jump violently backwards. He then stood trembling and staring at the thing that spooked him so much. I walked on and followed his gaze. He stood shaking and staring at a girl who was sitting on the ground. She had a handful of stones. The girl was [REDACTED] one of Jans staff members. I am totally horrified that this centre has now stooped to to an all time low to try injure and terrorise an elderly pony. The pony now has a small cut on his face but could have been worse. I have now removed the pony to a safe place 25 miles away and all other horses at my yard are being prepared to move too. Within a week every horse here will be safe. I strongly object to this centre getting another license due to the extreme lack of bio security awareness. Lessons should have been learned from last year but obviously havent. I object because of the way us as her neighbours have been harrassed and left upset and because of this centre i now have a yard with no horses in it. First time in 6 years we have had no horses here. I now have a 50 mile round trip to make 7 days a week to feed and water my horses and pay rent for a field when we actually own our own fields. I object because of the sheer disrespect to other people and their animals of this centre. Imagine being trapped in the centre of a ring of people who want to terrorise you, your family and your animals. Imagine having to move all your horses 25 miles miles from home just to keep them safe. I ask members to consider 1 thing please..... The owners will lie as they always do about us and actually about every persons objection. But ask yourselves and the owners why 6 horses have been removed and placed in a "safe" field 25 miles away. We may be called liars but end of the day our once busy yard now is empty. Please remember you dont own 8 stables and 5 acres grazing and move your horses to a rented field 25 miles away for no reason. The centre owners will say they are the victims but we are the ones that fear for our horses well being and safety. Does the owners of the centre fear for their animals? Simple answer is no. As true horse lovers we would never harm or scare anyones horse. Hope members make the correct decision and stop this centre trading yours Sandra Millar [REDACTED]

Objection Number Two – Stacie MacDonald

From: Stacie MacDonald [REDACTED]

Sent: 25 May 2017 22:20

To: envhealth

Subject: Sorry forgot to attach objection!

Dear Sir/Madam,

Please find objection attached.

Stacie MacDonald
[REDACTED]

Stacie MacDonald
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

25th of May 2017

Dear Sir/Madam,

I am writing to you to object to the licensing of Highlands Unbridled in Tain.

I have read over the reports by the vet and I have concerns over quite a few issues.

My first concern is that I do not believe that there is enough land for the horses. I believe that as of this evening she is currently over numbers by 2, but even were that not so I do not believe she has the DEFRA recommended amount of grazing per horse. For her type of ground she would need at least 100 acres to adequately graze 34 horses and ponies.

My second concern is that there is in no way enough stabling or shelter, on such exposed land come winter, especially considering the ages of some of the horses which include horses that are meant to be retired.

My third concern is that I saw no real improvement in the saddlery issue in the last inspection report. As I have mentioned in previous objections all horses in work with the public should have their saddles reflocked at least 3 times per year. I see no evidence of this. The saddlers compliance is not the same as the RE's compliance with the inspection vets wish that they attend. I feel the committee should ask to see receipts and records for saddlery before licensing.

My Fourth concern is the dentistry and worming programmes for such a number of horses kept on a small piece of ground and fed year round. They really must have good teeth to have bits in their mouths and be ridden by novices who will lean on the reins for support. Contamination of horses with worms on small pieces of land causes massive worm burdens and this can put public and animal welfare at risk. I feel that again receipts and records of worm counts, worming program, wormers purchased, dental records from the equine dentist for each horse licensed (these are issued by the dentist each time they treat a horse so will not cost the RE any extra or be difficult to provide), should be made available to the committee before agreeing to license.

My Fifth concern is the proposed siting of the new quarantine stable. It will allow new, but uninfected horses to be at severe risk of infection from any animals already in the zone it is to be sited in. It should be sited somewhere else altogether. This is another issue for the RE caused by not having enough land. For every horse that is coming in new there should be quarantine accommodation i.e if the establishment moves a group of 10 horses home to the base from long distance trails there should be 10 individual quarantine stables or one 30 acre paddock not bordering any other paddocks containing horses at the base. Also if they buy two new horses within 3 weeks they will require 2 areas to quarantine them. Neither of those areas should hold the horses currently not cleared of strangles. I feel the committee or inspection vet should be requesting to see the lease or grazing agreements the RE holds for the horses and that the acreage should absolutely follow the DEFRA guidelines. These horses work hard for a living, during their downtime they shouldn't live cramped without space to roam away from intimidating herd members or having to fight to feed on a bale ring.

My sixth objection is that in almost a year of trading since problems began the RE has still not refunded all of the guests it owes money to. I understand that the RE had an enormous list of things it needed to address, but I feel that refunding guests should have been the first priority after a new partner bought in to the business. I believe that this demonstrates poor decision making.

My final and main objection is that the RE is still not completely clear of strangles. If it is allowed to commence with further treks and trails and contracts any more illnesses it still has an operational red zone and I do not see how it will contain more problems like equine flu, equine herpes virus etc, more strangles, without also exposing already ill horses or the public to the strangles bacteria still present in some of its horses. I feel that the RE should not be relicensed until it has got to the bottom of why this illness has not been contained and eliminated within the 11 months it has been ongoing, and finally got the all clear. This is an extraordinarily long time for a RE to still have an ongoing case. I have never heard of a case lasting more than a couple of months at the very worst, but certainly every yard I have known of dealing with strangles has it over and done with within weeks. This leads me to believe that the decision making is not improved. As a horse owner in close proximity of the base and grazings it uses I have little confidence in the RE coping with future outbreaks. If it is not decision making that is the problem then it seems likely it is financial. That is understandable but doesn't change the position – if anything it might even make it worse.

I fear that it may be financial as the RE had to rely on charity through a "Go Fund me" page to get to where it is today.

I acknowledge that there are many things that the RE has done to improve with the regular inspection conditions issued over the past 8 months or so. However I feel that it still falls far below the acceptable mark regarding basic care of the equines farriery, dental, worming, grazing, feeding, saddlery, and quarantine. These are the basic foundations of public safety. I believe that evidence of Workaways taking out treks, and horses not going in to quarantine have been submitted to EH. This makes me believe that the RE does not take the vets recommendations seriously and Ms O'Neil outright lied at the last hearing when she said Workaways never take out treks. I feel the RE knows they can ignore a lot of the inspection reports recommendations as it is rarely followed up on, or at least there is a soft approach taken to dealing with breaches or complete failure to comply (for instance saddlery). My greatest concern regarding this is that I do not see how Highland Council will monitor future PVG checks for all staff (including the owners, [REDACTED] and Workaways, farrier records, horse work logs, and saddlery records.

I understand that the committee bases decisions on the veterinary inspection report, but I also believe that it does not have to agree with the vet's conclusion. As I understand it you may not license against veterinary recommendation, but that you may deny the license even if the vet has no objections.

I urge you to consider the vets concern regarding management decisions. The vet says quite clearly that she still has reservations. Poor decision making is a trend with this establishment and it's owners going back over decades of animal welfare charges, reports, unrefunded guests, complete disregard of laws to prevent harm to vulnerable children and adults. This new committee has the ability to send a clear message to the industry that this sub-standard way of trading is not allowed in the Highlands, and that the Highlands is not a place that allows money to be made from the neglect or abuse of animals and the public. The eyes of the tourism world are on the Highlands right now thanks to the NC500 being ranked the best route to tour in the world and the last thing we need to display is a third world attempt at a RE on the already less popular East Coast of the route.

There are people within the council who have experienced this establishments way of doing business as guests of theirs, so please understand that all of my claims are easily verifiable.

I thank the committee for their time considering this issue.

Yours sincerely,

Stacie MacDonald.

Objection Number Three – Mr D McLeod

From: anne sainsbury [REDACTED]

Sent: 25 May 2017 22:59

To: envhealth

Subject: Highland Unbridled

To whom it may concern. I am the crofter and land owner at [REDACTED]
[REDACTED] Just like to confirm i have at my land 2 horses belonging to Miss Millar and 3 belonging to Mr Wilson and miss Fraser. I have been asked to supply grazing for this stock for a period not discussed yet. The horses have come from the Tain area. I feel i should submit an objection into the company Highland Unbridled being allowed to operate. My reasons for this is quite simple. No person should feel the need to remove their own stock from their own land because of a business on neighbouring land. It is wrong to feel threatened on your own property to the extent you have to move your stock. I am happy to help out these horse owners but as a crofter and stock owner i find it disgusting any business should force other peoples animals off their ground. These horses on my land have been stressing a lot again this is due to the company Highland Unbridled. If a company has the power to upset so many other peoples horses and owners i feel it is wrong to allow this to continue trading. Hope i have helped in some way Mr D McLeod
[REDACTED]

Objection Number Four – Aaron Wilson

From: RONSON . [REDACTED]

Sent: 25 May 2017 23:56

To: envhealth

Subject: Fw: Highlands Unbridled

To whom this may concern.

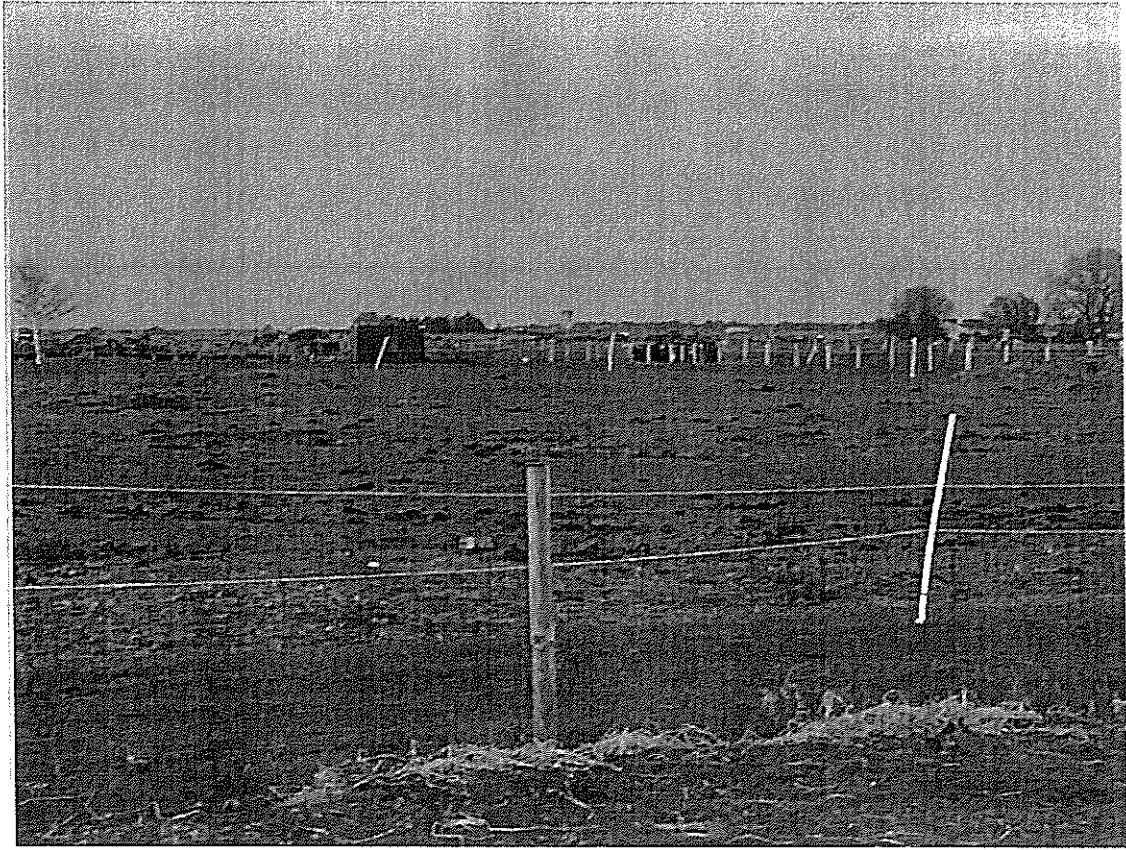
I am objecting to Highlands Unbridled getting licences mainly due to their lack of bio security.

Upon reading replies to last objections i was astonished to see that Jan O'Neill blatantly lied on the council forum documentation that Myself, Aaron Wilson, had been charged with breach of the peace. This was news to me, therefore I spoke to the police and got my solicitor involved who confirmed what i knew already, that I hadn't been charged with the said offence. Yet another lie by Jan O'Neill, defamation of character? We had actually had to call them out several nights due to Jan and her partner Graham shining torches on our lame horse and spooking her, and shining torches in land owners' windows, alarming them and making our horse more lame. Please note they were not checking their horses, as at this time they down the far end and opposite side to ours. This happened frequently every night and we have witnesses to prove this. More fabrications by Jan O'Neill. Only after several calls to police has she been warned to stop doing this and has done so for the time being.

She also made the bold claim that she hadnt given us a 'form' of strangles. I find this very surprising as our horses hadn't been anywhere to catch this elsewhere. This time, down to her lack of speaking the truth I have sent the vet bills as proof. Please note a vet will not take swabs and temperatures nor give bute or blood tests, unless horse is showing symptoms of strangles. Please note she still has strangles due to severe lack of biosecurity and hygiene, whereas ours have been clear since last year. This has been to great cost and not once has this woman apologised or compensated us and her liability insurance has been told the opposite also, and it is through lending her our hose as her horses had no water that ours contracted this disease. After all, this woman has said publicly that **strangles is not airborne**. How did we catch it with her horses next to our fenceline and using our hose i wonder? Had we been told in time it might have prevented ours suffering also. please note spreading and not containing disease/illness is a breach reportable or not. Nor have we begged to go fund me customers for money for vet bills, that their negligence and lack of care for their animals caused. Money is their only goal, first and foremost.

Apparently no trail horses had this, but you will find bonnie (a trail horse) was the first diagnosed and still in quarantine now, 9 months later, with others. Videos of this horse coughing and being unwell and having to stop have been sent from the rider on board when she took ill whilst on a trail. Bonnie was diagnosed shortly after that as first case of theirs and most certainly not the last.

To sum up, a full licence and trail licence will only put horse welfare, customers (mainly children), more costs to council, time and time again, and the blatant disregard to council rules, making a mockery of EH by hiding horses when inspection is due, or the favourite that they are sold or have gone back to owner. Then they reappear amazingly a day or two after inspection. Proof has been sent of this as well and the yard is filthy until day before inspection is due.



Your sincerely

Mr Aaron Wilson

Objection Number Five – Robin Nicol

From: Robin Nicol [REDACTED]
Sent: 25 May 2017 21:01
To: Alan Yates
Subject: Highlands unbridled licence application 9th June 2017

Dear Mr Yates, and committee members.

As Highlands unbridled, Fendom Tain has a licencing meeting scheduled for 9th June 2017 to determine whither a renewal will be issued or not, I would like to lodge an objection to a licence being issued on the following grounds.

1 - Strangles, Major concern over existing bio-security. Alarmed that since Aug 2016 3 horses still remain in red zone, 3 still requiring guttural pouch wash outs. (at date of last provisional vetting) including a trail ride horse 'Bonnie' there where many claims made by HU that NO trail horses were exposed to others with strangles at their yard. Therefore where did this horse contract this disease?

2 - Go Fund Me page, another reason I find it hard to understand why HU have a REL when it is apparent they need to beg from the general public to cover the cost of vets bills. Again why is no backup fund in place for such emergencies? Surely one of the important things about being responsible for so many horses that funding is in place to cover these sort of issues. Private horse owners know the hidden costs of owning horses, but a business like HU should have something in place to ensure all horses a cared for regardless of expense. Quote from the Go Fund Me page 'financially we simply cannot afford to do this at the moment' This does not install confidence that funding is in place to support such a large business.

3 - It would appear that once again an unvetted horse (Max) was being used on a trek on 5th February 2017 and this has published on YouTube by a Kyle O'Donnell on 6th February 2017.

This seems to be a regular occurrence, using unvetted horses on treks and has been reported to the licencing officer on numerous occasions, yet it continues to happen with no consequences.

4 - I am alarmed that a holiday maker was allowed to trim horses feet, this can not be right.(evidence on internet)

If HU employ a registered farrier as claimed why was this allowed to happen?

There is an old but very true saying ' NO FOOT NO HORSE'

Farrier care is very important as these professionals do more than shoe/trim horses hoofs but also recognize any underlying problems which may require veterinary attention.

We strongly object to this company being issued with a full riding establishment licence.

Robin Nicol & Margaret Nicol

[REDACTED]

Objection Number Six – Debbie Fraser(1 of 3)

From: Debbie Fraser [REDACTED]
Sent: 25 May 2017 23:55
To: enviro.health@highland.gov.uk
Cc: Alan Yates
Subject: Highlands Unbridled Objection

I am putting an objection in due to the fact that this business gave false information that said my partner had been charged which breach of the peace. I also object due to them infecting our animals and total disregard for their own horses health. This shows the lengths this business will go to make money out of these poor defenceless animals. Their bio security is non existent and as several weeks ago my friend, unbeknown to her that this business still had strangles, asked to clap horses that were in quarantine, and she was told by owner that that was no problem. Sign is faded and barely visible, until i warned her, or she would have clapped the infected horses, so still 9 months later things haven't changed. There is no mystery 11 acres grazing as extra as this used by one of their accomplices.

Vet bills detailing swabs blood tests temperature checks are attached even though she said mine never contracted this disease. Horses cannot catch this disease like you would catch a cold.

Social work office had several calls from members of the public concerned that there was vulnerable children attending this centre without proper regulations, safety measures, risk assessments and foreign work away staff (police checked? Doubtful) who DO lead treks.(last meeting Jan Hoy/O'Neil said that never happens) This is being investigated and a report has been submitted.

I hope the correct decision is made to withdraw their licences and to see through their portrayal that they are the victims, when their horses being infected was by their own gross negligence and lack of care, but they try deflect blame and falsely accuse us of whatever suits them at that present time, including infecting ours. Standards will slip as always especially animal welfare if licences renewed. Their checkered past record is the same in Brora not just with neighbours but welfare also and are now continuing to make a mockery of the Highland Council, except in Tain, for now. How much more money and valuable resources is the Highland Council going to have to waste on this establishment? Also yard owners at Northwolds are my friends and all our horses had this together and vet bills proves this is not a lie and we are not in competition with that business, they are our pets, our family. We are having to move them as her staff are now frightening our horses, intimidation yet again so that we wont put in an objection. I have been at that yard For 7 years and feel i have no option but to leave for my animals safety due to Highlands Unbridled. I hope this clarifies a few points for you, and it is the truth.

VOICE NO. 1-18751

Mr. Douglas Swaffield
 [Redacted]
 [Redacted]

	Net	VAT	Total	Balance
010 Douglas Swaffield EQUINE SEDATION	21.00	4.20	25.20	
25 x Equine (250 per unit)	10.00	2.00	12.00	
EQUINE (250 mg/ml)	13.21	2.76	15.97	
25 x Equine (250 per unit)	27.50	4.53	32.03	
25 x Equine (250 per unit)	4.00	0.80	4.80	
25 x Equine (250 per unit)	5.67	1.13	6.80	
010 Douglas Swaffield EQUINE SEDATION	12.50	2.50	15.00	
Totals For Autumn	80.44	16.08	96.52	109.22
010 Douglas Swaffield EQUINE SEDATION (100)	5.67	1.13	6.80	
25 x Equine (250 per unit)				
Totals For Winter	5.67	1.13	6.80	0.20
010 Douglas Swaffield EQUINE SEDATION (100)	11.31	2.27	13.58	
25 x Equine (250 per unit)				
Totals For Spring	11.31	2.27	13.58	13.58
010 Douglas Swaffield EQUINE SEDATION (100)	5.67	1.13	6.80	
25 x Equine (250 per unit)				
Totals For Summer	5.67	1.13	6.80	6.80
Total Net	113.71			
Total VAT		22.51		
Invoice Total			136.22	
Total due for payment				136.22

ianvet
 Veterinary Surgeons
 10000 Highway 100
 Unit 100
 Langford, BC V9L 2W1
 Telephone: (250) 861-2101
 Fax: (250) 861-2101
 Email: info@ianvet.com

Invoice No. 1-19303

Ms Debbie Erskine
 [REDACTED]
 [REDACTED]

VAT Ref No: 250 6572 95

Pay Point Date	Client	Item	Net	VAT	Total	Balance
Autumn						
26/09/2016	Douglas Swaffield	22.00 x visit per mile (shared 3 ways)	16.00	3.30	19.80	46.20
		1.00 x BLOOD SAMPLE EQUINE	22.05	4.41	26.46	
		1.00 x SAMPLES POST LAB	4.50	0.90	5.40	
20/09/2016	Claire Erskine	1.00 x AHT Lab Ref - VS612729	32.50	6.50	39.00	39.00
Totals For Autumn			71.05	14.21	85.26	85.26
Brogan						
26/09/2016	Douglas Swaffield	22.00 x visit per mile (shared 3 ways)	16.50	3.30	19.80	46.20
		1.00 x BLOOD SAMPLE EQUINE	22.05	4.41	26.46	
		1.00 x SAMPLES POST LAB	4.50	0.90	5.40	
20/09/2016	Claire Erskine	1.00 x AHT Lab Ref - VS612728	32.50	6.50	39.00	39.00
Totals For Brogan			71.05	14.21	85.26	85.26
Jester						
15/09/2016	Douglas Swaffield	1.00 x BLOOD SAMPLE EQUINE	17.05	3.53	21.18	21.18
16/09/2016	Claire Erskine	1.00 x AHT Lab Ref - VS612727	32.50	6.50	39.00	39.00
Totals For Jester			50.15	10.03	60.18	60.18
Rona						
17/09/2016	Mary Jo Grant	4.00 x visit per mile	48.00	9.60	57.60	84.70
		1.00 x Equine Examination	22.06	4.41	27.19	
		1.00 x Equine lime per unit	2.00	0.40	2.40	
19/09/2016	Amanda Sinclair	1.00 x LAB FEES WORM COUNT EQUINE	6.00	1.20	7.20	7.20
19/09/2016	Douglas Swaffield	1.00 x BLOOD SAMPLE EQUINE	17.05	3.53	21.18	00.15
19/09/2016	Claire Erskine	1.00 x AHT Lab Ref - VS612731	32.50	6.50	39.00	39.00
Totals For Rona			126.81	25.36	152.17	152.17

Debbi

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Objection Number Six – Debbie Fraser(2 of 3)

From: Debbie Fraser [REDACTED]

Sent: 25 May 2017 23:59

To: [REDACTED] Alan Yates

Subject: Highlands Unbridled

Extra photos for objection as couldn't fit on one email, thanks

Manvet
Equine Surgery
Equine Bridge

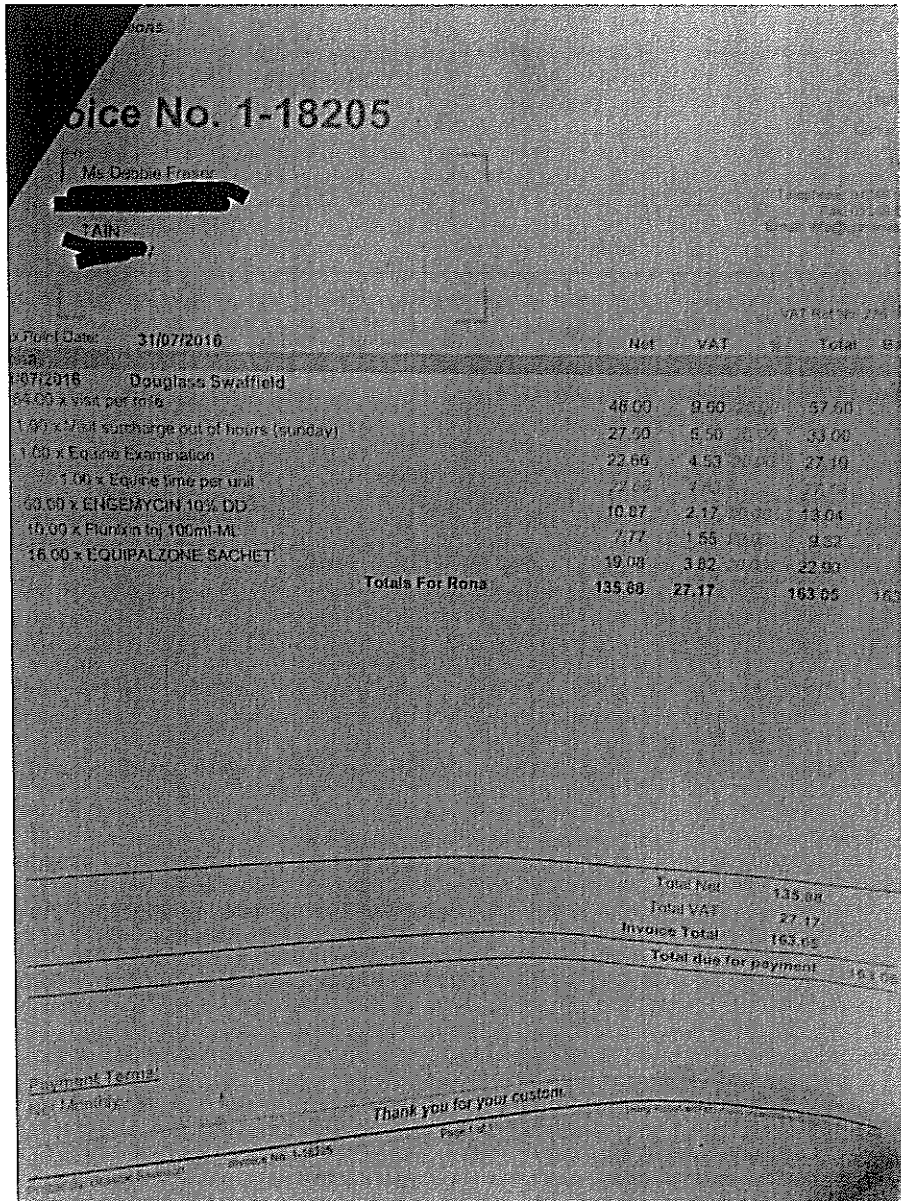
Invoice No. 1-19303

Via Debbie Fraser
[REDACTED]
[REDACTED]

VAT Ref No: 261057505

Date	Client	Item	Net	VAT	Total	Balance
20/09/2016	Douglas Swaffield	22.00 x visit per mile (charged 3 ways)	16.50	3.30	19.80	46.26
		1.00 x BLOOD SAMPLE EQUINE	22.05	4.41	26.46	
		1.00 x SAMPLES POST LAB	3.00			
25/09/2016	Claire Erskine	1.00 x AHT Lab Ref - VS612731	32.50	6.50	39.00	39.00
Totals For Autumn			71.05	14.21	85.26	85.26
20/09/2016	Douglas Swaffield	22.00 x visit per mile (charged 3 ways)	16.50	3.30	19.80	46.26
		1.00 x BLOOD SAMPLE EQUINE	22.05	4.41	26.46	
		1.00 x SAMPLES POST LAB	3.00			
18/09/2016	Claire Erskine	1.00 x AHT Lab Ref - VS612729	32.50	6.50	39.00	39.00
Totals For Brogan			71.05	14.21	85.26	85.26
16/09/2016	Douglas Swaffield	1.00 x BLOOD SAMPLE EQUINE	17.85	3.50	21.35	21.35
10/09/2016	Claire Erskine	1.00 x AHT Lab Ref - VS612727	32.50	6.50	39.00	39.00
Totals For Jester			50.35	10.00	60.35	60.35
09/2016	Mary-Jo Grant	24.00 x visit per mile	48.00	9.00	57.00	57.00
		1.00 x Equine Examination	22.66	4.53	27.19	
		1.00 x Equine time per unit				
09/2016	Amanda Sinclair	0.00 x LAB FEES WORM COUNT EQUINE	6.00	1.20	7.20	7.20
09/2016	Douglas Swaffield	0.00 x BLOOD SAMPLE EQUINE	17.85	3.53	21.38	21.38
09/2016		0.00 x AHT Lab Ref - VS612731	32.50	6.50	39.00	39.00
Totals For Ron's			126.81	25.36	152.17	152.17

Invoice No: 1-19303 Page: 1 of 1



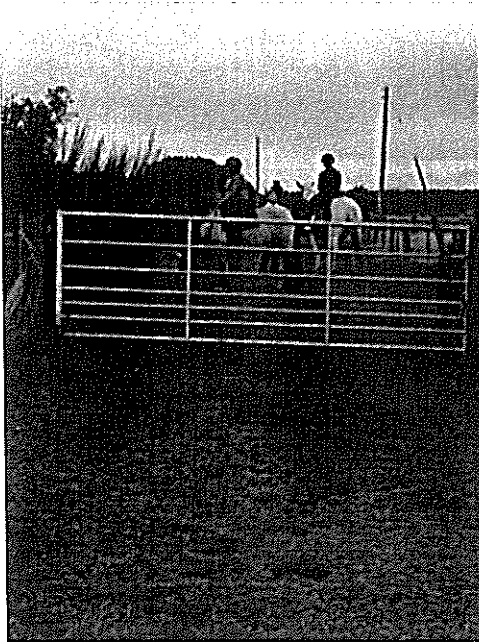
Please note not everything on these are from the strangles but only sent ones with details of that on them, thanks.

Sent from my iPad

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Objection Number Six – Debbie Fraser(3 of 3)

From: Debbie Fraser [REDACTED]
Sent: 26 May 2017 00:09
To: enviro.health@highland.gov.uk
Cc: Alan Yates
Subject: Highlands Unbridled Objection



Workaways leading a trek please note this is olivier (american) and siobhan (australian) workaways



And again on 28 september 2016 but clearly stated no work aways ever lead?

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Objection Number 7 - Ruaridh Ormiston

From: Ruaridh Ormiston [REDACTED]
Sent: 26 May 2017 11:27
To: Chris Ratter; envhealth; envhealth; Alan Yates; John Reid - Community Services
Cc: Highlandhorsefun Info
Subject: Conditional Objection to Highlands Unbridled getting a licence to conduct long distance trail rides again

Dear Highland Council Environmental Health Department (Alan Yates / Chris Ratter)

I would like to object to HU getting permission to do long distance trail riding again until they can demonstrate that they are truly capable truly of this activity. I believe a minimum requirement should be approval by one of the recognised industry bodies to demonstrate that a proper audit of all aspects of their operation has been conducted and especially with a view to them doing long distance riding activities.

We have seen in the past the terrible disregard for practising good bio-security, and I really hope they have learnt from this, but also the terrible reviews and letters of complaint from disappointed clients because of everything from unsafe horses, to inexperienced ride leaders and rides that were far too long or difficult to be tackled in a single day.

However in addition a minimum of the following should be in place before considering them to do these types of rides in the future.

- 1: Proper risk assessment and planning for all long distance rides on a day to day basis with achievable distances and alternatives for bad weather etc with full mitigation plans in the event of things going wrong.
- 2: These long rides should be run like proper Outdoor Expeditions with the same level of leadership etc and not just as a "long pony trek"
- 3: Staff should be trained and experienced for long rides and be able to think on their own and react appropriately in remote places with good leadership skills, good navigation skills and a full appreciation of mountain leadership as well as good horsemanship in a long distance environment.
- 4: Horse should be carefully selected to be fit and able and properly fortified for these rides and not overworked and given appropriate rest and time off.
- 5: Long Distance Ride plans that include detailed assessments of over night stops in safe and pre-arranged paddocks/ fields or whatever that do not risk other horse owners and other businesses, and rides should be planned to avoid other equidae as much as possible to prevent the risk of spreading disease..

Yours Faithfully

Ruaridh Ormiston

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Objection Number Eight - Sky Connelly

From: Sky Connelly [REDACTED]
Sent: 26 May 2017 00:26
To: envhealth
Subject: HIGHLANDS UNBRIDLED OBJECTION

I AM WRITING TO LODGE AN OBJECTION AGAINST HIGHLANDS UNBRIDLED TREKKING CENTRE IN TAIN. I OBJECT TO THEM GETTING A LICENCE DUE TO THE FOLLOWING..... MY DAUGHTER HAS A PONY AT MY MUMS YARD IN TAIN NEXT TO THE CENTRE. I HAVE SAW WITH MY OWN EYES A BLACK HORSE CALLED PAIGE BEING RIDDEN IN THE SAND SCHOOL. KATY SHEPHERD WAS GIVING SOMEONE A LESSON. THE SAID HORSE WAS RETIRED BY A VET DUE TO A BONE INJURY IN ITS LEG YET AS I DROVE PAST 1 DAY I BLATANTLY HEARD KATIE SHOUT OUT ORDERS TO TROT ECT ECT AN OBVIOUS LESSON BEING GIVEN. I HAVE ALSO SAW [REDACTED] A STAFF MEMBER AND SOMEONE ELSE I DONT KNOW CHASE STORM A SMALL PONY AROUND THE SCHOOL WITH A LARGE WHIP FORCING IT TO JUMP OVER A LARGE FENCE. JAN ONEIL STATED LAST YEAR THE OLD PONY HERE DID NOT GET STRANGLES YET I HAD TO PAY HIS VETS BILL FOR PAIN KILLERS AND BLOOD TESTS ECT. I ALSO SAW JAN ONEIL APPROACH MY MUMS NEW HORSE COUPLE OF WEEKS AGO AFTER WATCHING HER IN ISOLATION FIELD. MAIN OBJECTION IS THE FACT THIS CENTRE HAS CONSTANTLY FOR MANY MONTHS PUT MY MUM, MY SMALL DAUGHTER AND MYSELF IN A STATE OF FEAR BY ALLOWING HER INFECTED HORSES TO BREAK FREE AND WANDER BESIDE MY DAUGHTERS PONY. JAN SAID LAST MEETING SHE GAVE US THE PONY. SO THAT GIVES HER THE RIGHT TO HARM HIM BECAUSE SHE GAVE HIM TO US? THIS PONY WAS SUBJECTED TO BULLYING FROM A STAFF MEMBER LAST WEEK AND NOW HAS A SMALL CUT ON HIS FACE AND IN A FIELD NEAR MY HOUSE IN LAIRG AND HE WILL REMAIN HERE UNTIL THE CENTRE CLOSES DOWN. JANS NEGLIGENCE LAST YEAR ALMOST KILLED THIS ELDERLY PONY AND SHE IS DOING IT AGAIN THIS YEAR. SHE KNOWS ABOUT BIO SECURITY YET STILL DOESNT WASH HER HANDS OR BOOTS IN ISOLATION BEFORE BLATANTLY WALKING ONTO MY MUMS LAND AND IM SORRY BUT THE ONLY REASON FOR THAT I CAN SEE IS THAT SHE IS TRYING TO HARM HER HORSES THROUGH SPITE. ALMOST 1 YEAR OF STRESS AND WORRY AND SAME WITH MY 6 YEAR OLD DAUGHTER BUT JAN IS ALLOWED TO CONTINUE TRADING AND UPSETTING PEOPLE AND HARMING THEIR ANIMALS. I DO NOT CARE WHAT THIS WOMAN SAYS BECAUSE I READ HER REPLIES IN DECEMBER TO THE OBJECTIONS AND WAS SHOCKED TO READ ALL HER LIES. SHE HAS LIED CONSTANTLY AND WILL GO TO ANY LENGTH TO TRY DISCREDIT ANYONE THAT OBJECTS. HIGHLAND COUNCIL HAVE NO RIGHT TO IGNORE WHAT THE PUBLIC ARE TELLING THEM. IM SORRY IF I SEEM ABRUPT BUT AFTER ALMOST A YEAR SEEING BLATANT BIO SECURITY NOT BEING ADHERED TO IT HAS LEFT ME VERY UPSET. SKY CONNELLY



ASSOCIATION OF BRITISH RIDING SCHOOLS

Unit 8, Bramble Hill Farm, Five Oaks Road
Slinfold, Horsham, West Sussex RH13 0RL

Tel: 01403 790294
Email: office@abrs-info.org
Website: www.abrs-info.org

Environmental Health Manager
For the Attention of: Mr. Alan Yates
Community Services - Environmental Health
The Highland Council
38 Harbour Road
Inverness
IV1 1UF

26th May 2017

References; 1. Highland Licensing Committee Meeting on Tuesday 6th December 2016 report

Dear Sirs and esteemed Committee Councillor's

I write to you under Mr Alan Yates instructions to voice my objections and concerns to the subject matter line by Mr. Ruairidh Ormiston of Highland Horse Fun a current Proprietary Member of the Association of British Riding Schools. Having conducted a continued investigatory review consisting of written evidence from members of the public of against Highlands Unbridled. To boot, I made a concerted effort to view the premises for my own observations relating to the grazing and strangles quarantine facilities. There is no acceptance of liability on the part of those involved with the gathering or presenting of this information. I will be attending the hearing on 9th June 2017 and wish to have the opportunity to express my concerns.

1. The continued ongoing cases of strangles is one of the longest many of us have witnessed and we are fast approached 10 moths or, 11 months depending on who is counting of the disease being eradicated from the herd. Why is this so?
2. I struggled to find the isolation RED field that the equine infected are occupying. Once more guidelines stipulate a minimum gap of 10m or 50 feet in some places between fencing depending on windage. The only point I could find that had double electric fencing was near the entrance to the office area and that was at most 1m from the main wire fence, which then would suggest a stallion is present. Or is there?
3. Bio Security Signs, these are constructed of an A4 piece of paper within a plastic sheet. The signs are very worn and you must stop and look at them to figure out what is written on the sign hanging from the fence.
4. The electric fencing of the area's is very poor with hardly any danger signs in prominent view to warn the public. Current guidelines stipulate 50m – 75m understandable signs should be placed at all points whereupon members of the public may or might walk. The few signs I saw have been very weather beaten and not obvious what they are there for.
5. The fields looked very poor indeed and the question should be raised that even though hay is supplied there is insufficient grass for the equidae to graze upon. The strip grazing around the establishment brings in question the fields suitability to sustain the continual equidae grazing and subjective to parasite infestation.



6. There was one field bath that I noted which had a heavy soil of green algae in the bottom and around the water level point it was very thick. This is once more an excellent breeding ground for parasites etc.
7. The strip grazing seen shows a huge limitation to the five freedoms to that equidae are supposed to be given under current legislation. Recent presented evidence shown at the Scottish Bio Security Meeting illuminated these points.
8. **Section 22.1 OFFENCES** It is an offence under the Acts:
 - To keep a riding establishment without a licence;
 - To wilfully obstruct or delay any person in the exercise of his/her powers of entry or inspection;
 - To permit a person for the time being disqualified under this Act from keeping a riding establishment or to have control or management of an establishment;
 - To conceal a horse or horses with intent to avoid inspection under the Act;
 - To use in a riding establishment a horse in contravention of the requirements of the Animal Welfare Act 2006 or the Animal health and Welfare (Scotland) Act 2006
 - To use in a riding establishment any horse three years old or under, or any mare heavy in foal or within three months after foaling;
 - To fail to provide curative care for a sick or injured horse used in a riding establishment;
 - To supply riding equipment which is visibly defective or likely to cause suffering to the horse or an accident to the rider.
 - "conceal a horse or horses with intent to avoid inspection under the Act"
 - "To use in a riding establishment a horse in contravention of the requirements of the Animal Welfare Act 2006 or the Animal health and Welfare (Scotland) Act 2006"
 - "To fail to provide curative care for a sick or injured horse used in a riding establishment"

What compliance and due diligence is being observed here? What Welfare and Care to the equidae is being observed here? The Health and Safety of employees and the clients, although a short important list, it is far from complete and would take up many more points and pages.
9. I am still to be convinced that the staff members who deal with children and vulnerable adults have the correct documentation. Please note the disclosure should cover children and vulnerable adults. Can we be assured that this is the case as it is all too often the scenario that the paperwork only covers children. It would be very frightening the consequences to all parties concerned of not holding the correct certification.
10. Can we have verification that the Ride leaders etc all have the correct state of health and safety training and hold the proper HSE first aid certificate to allow them to operate? This covers all points from basic instruction in the sand arena at Highlands Unbridled to the short trek/canters/gallops along the beach.
11. It has been noted and visually recorded that Workaways are leading out treks/leading in the school. Unless Workaways have the full basic minimum requirement of the aforesaid certification, they should not come into contact with children and vulnerable adults.



ASSOCIATION OF BRITISH RIDING SCHOOLS

Unit 8, Bramble Hill Farm, Five Oaks Road
Slinfold, Horsham, West Sussex RH13 0RL

Tel: 01403 790294
Email: office@abrs-info.org
Website: www.abrs-info.org

12. The wearing of Health and Safety Equipment (PPE) On reviewing a recent public video placed online showing a lesson at Highlands Unbridled it was to be noted that the instructor of the lesson and the two leaders failed to wear the appropriate hats under the PPE regulations. To be precise, my reference is to;

Health and Safety Executive Personal Protective Equipment at work
Personal Protective Equipment at Work Regulations 1992. PART 2 Selection, use and maintenance of personal protective equipment, Pages 24 and 25. Types of protection, Paragraph 85, sub paragraph (e) clearly stipulates; "leisure helmets – Helmets used for activities, such as horse riding, canoeing or climbing, which protect against the risks of that particular activity. Although the regulations do not apply to professional sportspeople, these helmets are required PPE for people using them in other work circumstances, for example instructors in these activities." On a risk assessment review this would encompass the leaders within the lesson.


Tourism trade brings millions into the local economy of the highlands and with the statements posted online has taken a probable damaging effect to other innocent establishments. Consequently, it will have damaged Riding Schools and Trekking centres reputations and notwithstanding the equine trade within Scotland.

Over the past 5 years there has been much work done in the background to raise exceptional standards of centres belonging to the main industry bodies. I refer to the Association of British Riding Schools, British Horse Society and the Trekking and Riding Society of Scotland. The steps taken by these main industry bodies has given substantial amounts of confidence to the tourist that they are achieving what has been put onto paper by pen and ink. This has been no easy task with further rogue elements of the equine fraternity operating illegally without a licence or those with licences having no proper protocols in situ and flying by the seat of their pants.

To conclude, the points raised fall within Highland Council and Highlands Unbridled compliance and due diligence. The health and welfare of the equidae has failed posing intractable spread of a viral infection along many trails to which many other pleasure riders would and will have taken, notwithstanding the care of the equidae. The due disregard to the Health, Safety and Welfare of Highlands unbridled clients which ultimately affect the present and future of the importance of the Highlands tourist trade with online damning correspondence. To reiterate; Mr. Alan Yates the Environmental Health Officer of Highland Council has the same written evidentiary statements *et al* to which I contain.

Without Prejudice.

Yours Sincerely,


Professor Brian Robinson D.Sc. D.MVSc. PhD. MiOSH. FMIILM. AEMT. MABRS.
Director and Trustee for the Association of British Riding Schools
Head of UK Compliance, Scottish Portfolios, Establishments Inspector for Scotland and the North of England.

Objection Number Ten - Lloyd Roberts

From: [REDACTED]
Sent: 26 May 2017 23:56
To: envhealth; Alan Yates
Cc: Fiona Robertson - Member; Derek Loudon - Member; Jamie Stone - Member
Subject: Re: Objection against Highlands Unbridled...

Objection against Highlands Unbridled, Fendom, Tain. IV19 IPE for renewal of their licence to operate via the Council meeting - 9.6.2017

Documents enclosed:

Objection.

Video link from February 2017 to You Tube to show no bio security.

https://www.youtube.com/watch?v=ux_nymXmkYo

Invoice.

Regards,

Lloyd Roberts.

[REDACTED]

26th May 2017.

For the attention of the Environmental Health Department - Highland Council.

Objections against Highlands Unbridled - Renewal of Trekking Licence for June 2017 which includes comments again the Highland Council departments, the Chief Executive and Charlotte Fraser the vet inspector.

1). Bio Security - It has to be noted here from the past meeting in December 2016, to which I attended, several items were brought to the attention of Mr. Yates & Mr. Ratter who were also at the same meeting. One of the main concerns raised by members of the Council were the measures taken towards any future spread of Strangles in this area or it being allowed to spread to other parts of Scotland, hence the Bio Security measures that needed to be strictly adhered to by the owners of Highlands Unbridled even more so now that obviously didn't happen previously in August 2016, due to Mrs. O'Neills own admission at the meeting.

One can only presume here that with the very clear instructions from the Committee and the Chairman that this would now be strictly followed and instigated by the Environmental Health Department should this not be the case, as per a large majority of the objections from 2016 were stating didn't happen. Certainly since this meeting there have been a number of emails to Mr. Yates raising my concerns over this subject and that the horses on my property were now confined to that area only. There should be Bio Security measures being taken at the yard itself and at the northern exit gate which leads onto the public right of way and onto the forest, beach area of Tain and this would include the Red Zone at this point also. With there now being a new Red Zone at the south

part of the area rented this would also require these measures to be in place, even more so possibly with the every day movement of traffic, staff, horses and the people who live around this area. Due to there now being 2 Red Zones, an old one and now a new one there should be even more of a presence of bio security measures in place for all of these area, new and old.

As Mr. Ratter and the vet who were in attendance here to o a vets inspection prior to the renewal of the licence this surely should of been an area that was looked at most and that it was fully in place at the proper exit and entrance points to and from the yard areas. There is certainly nothing at the gate where the new Red Zone has now been created, nothing within the yard area where treks are started from and ended and certainly no measures in place at the northern exit point. The video taken by a member of the public who was on a trek to the forest area with Highlands Unbridled staff in February 2017 clearly shows what happens at the start of a trek where it would seem there is no instruction for the first time rider and where there is certainly NO bio security for that area where staff and the public use all the time. Again the video takes on the route towards the northern exit gate which goes next to the original Red Zone area, an area where horses and staff move freely to other areas, again with NO measures in place for boot washing etc. As of this objection this is still the case.

Under these circumstances the horses on my property cannot use my exit gate onto the public right of way due to the above and the probable contamination of that area now. This also applies to the other exit point to my property where the new Red Zone now is situated where there is no measures at the gate in question to that area or only a short distance away at the yard entrance / parking area.

I and the people here at my place have for the past year or more been faced with serious problems and costs to deal with due to peoples negligence here, therefore certain horses at different stages will now be going to other areas for grazing and to be used as they should be. Again this is with added costs and where these horses should be enjoyed on the property that I own and not rent. There have been so many instances where bio security has been broken and simply ignored, not only by the owners of Highlands Unbridled but by the vet and other inspectors on site, even at the other side of my gate this has happened. Even after the present vets inspection for 2017 there are still NO measures in place, taking into account that there are still 2 horses in isolation and where there is still treks going out and public horses from another yard using the same area to get to and from the forest area.

The video from February 2017 can't lie or be used as a witch hunt, as per Mrs. O'Neills words and where a full inspection has again for some reason ignored what is so obvious to see. Therefore what was clearly stated a the meeting and instructions given have all been ignored as well. There have been numerous concerns raised with the Highland Council where the appropriate evidence has been sent or via cctv footage offered, again no interest in this. It shows the movement of horses and staff from the original Red Zone and where the land owner also clearly abuses the bio security that should be in place by driving his tractor in and out of the zone and onto paths back to the yard, then out onto the public right of way for a short cut back to his parents farm at Fendom, where all of this still applies at the time / date of this objection.

2). At the meeting I asked for help and advice for the Strangles outbreak but was told that the department was to busy, despite them only being the other side of the fence line. Perhaps under the circumstances I/we have done better on our own, but am now faced with having to move our horses to another area due to the mistakes still being allowed or just ignored.

3). Within my objection for 2016 this included details of where planning regulations had been abused or in some cases were not even in place to allow certain items on site. From the Chairman this was being dealt with, but is still outstanding for some reason, as nothing has changed, removed or altered, not even a visit here over the issues raised.

4). When the previous objections were put forward to the Council in 2016 these for some reason were all passed over to Mrs. O'Neill in this case to reply to. Taking into account that these objections all related to Highlands Unbridled only I believe to find out from a private source have you seen what she has written about you and others and that the content in many ways is nothing to do with answering the objections made surely has to be a break in what is nothing to do with her in the first place, should remain private and not be passed onto numerous Council members and anyone else who wants a good read. A majority of what she has written is libel and will be dealt with accordingly, but for some reason this material was still used.

What these documents contained is seen as libel against several people named in her reply and this will be dealt with accordingly. As far as I'm concerned with the allegation made against myself was lodged with the Police at Tain by Mr. [REDACTED] the problem I have with this is that she doesn't tell the full story and why. So I'll enclose a document from Mr. [REDACTED] accepting to do paid work as laid out in his own invoice. If you don't do that work, but have received a cash payment in advance then if its not done and still not done then there will become a time when you are constantly asking. For some reason if you take money from some one to do work and then don't do it this then gives you the right to phone the police for a breach of the peace to be put on people.

At the end of the day this was my error, but due to the circumstances this was never taken any further by the Police etc. Despite this I'm still amazed that material which is nothing to do with her is all allowed to be used to discriminate people as it did in a very strong libel manner via the Highland Council.

5). The last part of the access road onto the Fendom road is legally used by 5 - 6 people, but due to the operations of Highlands Unbridled and the land owner this access road is almost totally unusable now and is causing serious damage to peoples cars as per tyres, suspension and grounding. This is even at a point of where people are refusing to use this access road any more and parking on the concrete road and walking to where they need to go to. The road in question was never this bad in the years that I have lived here and I now refuse to use this road due to the costly damage already. There is no responsibility from the land owner here who rents out his property and land to Highlands Unbridled where there is a serious increase in traffic caused by tractors, cars visiting the yard, staff cars and regular horse boxes.

6). The vets report from 2015 to December 2016 clearly states the number of horses that can be kept on site at Fendom and that a further 18 acres would be required and inspected to substantiate 30 horses plus. Despite that written in the report this was never adhered to where around 32 horses are kept on only 14 -15 acres of fields. This area was recognised by the vet as not being able to support this number of horses, but despite this it has never been adhered to and that still applies to date despite numerous inspections by the vet and Mr. Ratter and his team. This again is another serious error on behalf of the vet and the Environmental Health department and now just ignored.

7). From the meeting another point raised by the committee was qualifications for owners and their staff. This should be available at all times and showing where any updates have been achieved. Certainly in this operation where young children are taken out on treks or where they just use the sand school area this needs to be implemented for obvious reasons and that should there be any convictions with staff this is viewed as a serious matter. Should this be the case as it is, to where the Environmental Health Department have been made aware of [REDACTED]

[REDACTED] and that the Social Services Department have also been made aware of this and the lack of checks done to be working with children as per a teacher, nurse has to go through. As work aways from Europe and the US are constantly used by the owner this should apply even more. Despite this it is still allowed to continue without even the smallest of checks ever done.

8). The Strangles out break in this area of Fendom for obvious reasons caused a lot of concern and worry, plus vets charges not just to Highlands Unbridled but to my yard as well. Perhaps if the lock down back in August 2016 had been done instead of continuing taking treks out for a number of days then perhaps other areas would not have been affected. For some reason still there are at least 2 horses in isolation where a new Red Zone for some reason has been created. As mentioned previously in this objection where there is NO bio security for this area, as per the original areas when that was the original zone. With the go fund me page started by the owners and where almost £3,000 was raise it has to be questioned where this money went to due to there still being 2 horses in isolation. Perhaps all of the relevant documentation via the vets practice should be made available to show that all of the relevant horses have been properly now dealt with and that the donations received were used for that purpose.

9). It is of the understanding that have received photo's of a horse called Ely which clearly shows both of the front feet in need of attention from a Farrier due to there condition.

When a qualified Farrier was sent these and asked for there comments, they were short and straight to the point "Disgusting" What makes this even worse is the fact that a qualified vet has done an inspection and presumably seen the state also and for some reason has just ignored it. With this fact, together with a lot of other mistakes or where they have not instigated there own comments or things to be addressed are clearly not or never done it is surely about time that a new vet qualified in horse management is brought in to do a full inspection. You cannot do an inspection and comment on issues, things that need to be addressed and then totally turn your back on them as if they never existed. This seems to be a regular occurrence where since 2015 onwards so much is still over looked which allows the owner/s to carry on in the manner they are used to. Another issue that has not been taken into account here is the way in which Mrs. O'Neill took care of her huskies whilst under her control at Fendom where they were physically taken away from her due to there state / condition and lack of proper feeding, water, cramped and soiled conditions etc.

10). Due to the circumstances and nature of what is going on here at Fendom and the way in which people or departments have conducted themselves from 2015 onwards it does seem to be very apparent that lessons have not been learned and where qualified people in the field of horse care and management are not used, which is continuously allowing Highlands Unbridled to operate in the manner that they do. With this in mind the relevant email was sent to the Chief Executive of the Highland Council to deal with or at least comment on how or why departments under his control act in the manner that they do . Please note here there was NO reply to this any form.

Yours faithfully,

Lloyd Roberts.

Objection Number Eleven - Tara Evans

From: Tara Evans [REDACTED]
Sent: 25 May 2017 17:36
To: envhealth
Subject: Trekking Centre Tain

Hiya, i would like to object to the RE gaining another licence to operate in Tain. I have never been to Tain before and dont know the proprietor, but feel i should voice an opinion after what i witnesses 2 weeks ago. I transported a horse to an address in Fendom Tain to Sandra Millar. I have owned the horse for several years and Sandra bought him from me. My first impression on arrival was the mess of the RE. So many horses crammed into such a very small area. I come from an area full of livery yards and REs and have never in my life seen such a messy place. Anyway myself and my parents dropped Dandy off in a field next to the RE. As we had such a long journey we stayed at a hotel in Tain for the night. Next morning early we came back to Fendom so i could say goodbye to my ex horse and i spotted a woman in her mid 40s? Thick glasses on with darkish long hair approach the field where Sandras horse was. I saw her put her hand out as if to beckon him over to her. By the time we parked up our lorry she had gone. Said woman had just came out a field on the corner which contained 3 horses and had signs up saying isolation.. Very slack bio security and totally irresponsible to approach another persons horse. So i most definitely object to this RE operating due to the the following. 1) DISRESPECT FOR NEIGHBOURING HORSES, 2) DISRESPECT FOR ANOTHER LANDOWNERS PROPERTY, 3) NO BIO SECURITY TAKEN ON LEAVING ISOLATION FIELD THAT PARTICULAR DAY, 4) VERY DIRTY AND MESSY YARD I would be very interested to hear the end result as this RE is now a talking point in Sussex Thankyou Miss Tara Evans [REDACTED]