

FRCC CLUB HUTS AND COTTAGES BYE-LAWS

1) USE OF HUTS

- a) Club Huts and Cottages are provided to enable members of the Club and their guests to have access to sleeping, cooking, eating and washing facilities whilst pursuing the Club's objectives. These may be used by members of the FRCC and Kindred Clubs, their guests, and others who are authorised by the Warden or Huts Secretary. In cases of extreme emergency due to bad weather, illness or accident, use by other visitors is also allowed.
- b) In the interests of increasing hut occupancy and encouraging applications to join the FRCC, Wardens can exercise discretion regarding the total number of beds bookable by an individual FRCC member wishing to book for a group whose activities are in line with the ethos of FRCC.
- c) No dogs or other animals are allowed in Club properties, with the sole exception of assistance dogs.
- d) When taking guests, the member must also be staying at the property and is responsible for the behaviour of the party.
- e) Any use of huts for professional purposes is not allowed. Members of FRCC and Kindred Clubs may stay at huts whilst they are working but must not use the huts for commercial purposes. Strictly no clients in huts.

2) KEYS FOR HUTS & COTTAGES

- a) All Club huts have locks operated by a single key, copies of which are available to new members by sending a bank transfer for £20 to the Membership Secretary. If a key is lost, a replacement can be requested on payment of £25. For security purposes, keys should not be labelled as belonging to the FRCC.
- b) Members are responsible for their hut key, which is for their own personal use. It should not be loaned to anyone, the only exception being temporarily to a guest of the member whilst both are registered as staying in the same Club hut. The key must be returned to the member as soon as possible.
- c) All keys remain the property of the Club and must be returned to the Membership Secretary if membership ceases. It is advisable to obtain proof of posting.

3) BOOKING HUTS

- a) Bookings for huts can be made online using the members' section of the Club website or by writing directly to the warden of the required hut by email or post. The Club values its wardens' time, so booking by telephone is discouraged.
- b) Prior booking of huts is encouraged but not essential unless you wish to:
 - i) Take more than six guests
 - ii) Make a family booking, in which case, an email or postal booking should be made to the hut warden.

- c) Online bookings will generate an immediate automatic booking confirmation and email bookings will generate an email response. Postal bookings also require a stamped addressed envelope to be enclosed for the return of the booking confirmation and sufficient time should be allowed for this to be received back from the warden.
- d) Postal and email booking requests should specify the booking start date, the number of nights required, and the number of male, female and mixed beds required.
- e) Those in the process of applying for membership of the Club may also book directly by email or post with a warden to attend a meet at a hut.
- f) There is no priority entitlement to a bed if you do not have the booking confirmation with you on arrival at the hut.
- g) A member may take up to six guests to a hut without a prior booking for the party.

However, you should be prepared to make alternative arrangements as you will be required

to give up your bed(s) if the hut is full and a later party arrives with a valid booking. This obligation applies even if you have retired for the night! Alternative sleeping arrangements within the hut (on the floor or table) are not permitted as the overcrowding may invalidate the Club's insurance.

- h) A member may book more than six guests into a hut by arrangement with the warden but the party should not exceed half the male, half the female and half the mixed beds in the hut.

BOOKING RAW HEAD COTTAGE, BIRKNESS COTTAGE & COACH HOUSE

- i) Bookings can be made online via the website or by email or post to the warden. When taking guests, the member must also be staying at the property and is responsible for the behaviour of the party.
- j) If dates are marked on the booking calendar as Family Preference for the Cottages and Coach House, these are available only to FRCC members with a child under 18 in the party. Bookings for dates less than 3 months in advance are open to all FRCC members. Consideration will be given to determining which dates will be marked as Family Preference for each calendar year.
- k) Bookings for cottages are made for the sole use of that party. Other hut users/members should respect that privacy and not enter the cottages unnecessarily or unannounced.
- l) In order to facilitate the widest use of cottages by all Club members, the following limitations apply:

i) Bookings are restricted to a maximum of 7 nights per visit. ii) No one member can book the Birkness Cottage and the Coach House together for the same period. iii) No member can make more than 2 bookings for Rawhead Cottage and 2 bookings for Birkness Cottage/Coach House more than 3 months in advance in one calendar year. Members can make as many bookings as they wish for dates within 3 months of the proposed visit.

- m) Fees payable shall be calculated as for hut use, but subject to a minimum fee per night (see FRCC website & hut notices for current fees).

4) REGISTRATION & FEES

- a)** Immediately on arrival, all Hut users are to enter their names in the Visitor Book, together with the date of arrival.
- b)** Members wishing to use the car park facilities without staying overnight are to enter their names in the Visitor Book, together with the car registration number and the date of departure. They are also encouraged to complete the Destination Book.
- c)** On departure, the total fees due for each person are to be entered in the Visitors Book. Payment should be made according to the details given at each hut – the use of cash for payments is discouraged, and direct bank transfer is available at all huts. Any cheque should be made payable to FRCC. Each hut has its own bank account. Please use these codes when paying by bank transfer for a stay at a particular hut:

Hut	Sort	Account	Hut	Sort	Account
Beetham	60-83-01	20418180	Salving House	60-83-01	20418177
Birkness	60-83-01	20411336	Waters Cottage	60-83-01	20421229
Karn House	60-83-01	20420796	Brackenclose	60-83-01	20416098
Raw Head	60-83-01	20405740			

- d)** Hut fees are liable to amendment by the Committee and the current rates are shown in the Huts and on the FRCC website.
- i) For the purposes of the above Bye-Law, a spouse/partner is someone living at the same address as the member, and the reduced rate only applies when staying at a hut with the relevant member.
- ii) Members are responsible for payment of hut fees by their guests.

5) CHILDREN (Those under the age of 18)

The FRCC welcomes children of members and their guests to use its huts and cottages, including those acting “in loco parentis”. Such members and their guests should familiarise themselves with the club’s policies in relation to Health and Safety and Safeguarding. These documents are available for all to read and/or download in the open area of the Club website. (www.frcc.co.uk/about/health-and-safety-and-safeguarding/).

Members, their guests and those with responsibility for children are expected to be aware or make themselves aware of issues that may concern them or their children when staying at huts and cottages. They are responsible at all times for the safety and welfare of the children in their party and should be aware of that when making a booking. The following limitations are in place in order to satisfy the Club’s obligations under statutory laws and regulations, whilst allowing as much flexibility of use as possible.

In general:

- a)** It is recommended that children under 13 sleep only in bunks at the lowest level.
- b)** Children of any age may stay in a hut when attending an official family meet. All other family use must be booked through the warden. All family usage is booked in advance and is at the warden's discretion. Where possible, such family bookings are posted on the FRCC website. Family meets are held each year and are listed on the Club Meets List.
- (c)** Members are not allowed to stay in a hut during a family meet unless they are part of the meet
- (d)** During family meets at Raw Head, Raw Head Cottage will take on temporary hut status, with no sole use and no minimum fee. During family meets at Birkness, Birkness Cottage and The Coach House will remain bookable for sole use.

Subject to the above:

- e)** Children aged 11 or over may stay in any hut with a parent or an adult acting "in loco parentis", at any time by arrangement with the warden.
- f)** Generally, children under the age of 11 are allowed in huts between the hours of 8am and 8pm (especially relevant for families who are camping).
- g)** At the Wardens discretion, 5 to 10 year olds can stay:

- in July and August midweek at Karn House
- throughout the year midweek at Beetham Cottage, Birkness Barn and Waters Cottage
- all the year round at Brackenclose

Families should not assume that they have sole use of the hut.

- (h)** Age restrictions for children do not apply when staying in Rawhead Cottage, Birkness Cottage, and Coach House

6) CAMPING AND CAMPER VANS

- a)** Camping in tents is permitted where detailed in individual hut particulars – standard hut fees are payable. Booking for camping should be made on the website in the section provided for that purpose.

- b)** Dormitory or other hut equipment should not be borrowed for use outside.
- c)** Families are welcome to camp, but children under the age of 11 are only allowed in the huts between 8am and 8pm
- d)** Sleeping in vehicles is permitted, but cooking is not allowed. It is forbidden to empty grey-waste or chemical toilets in any hut. Owners of camper vans are requested to be considerate of other hut users and should not park vehicles longer than 5 metres at busy times or during meets.

Either beds or camping space must be booked (depending on the arrangements at each hut) and full hut fees apply.

Please sign in as normal as soon as you arrive at a hut.

7) KINDRED CLUBS

The Kindred Club (KC) relationship is a mutually beneficial agreement between the FRCC and KC clubs, with whom we share similar objectives. See list of KC clubs in Appendix A.

- a)** This agreement allows KC members to book beds at the FRCC huts. Raw Head Cottage, Birkness Cottage and Coach House are reserved for sole use bookings by FRCC members. KC members arriving at an FRCC hut must have a key-safe code, a valid confirmation issued by the Hut Warden and a valid KC membership card.
- b)** Kindred members are subject to all the same rules as FRCC members in respect of hut stays. Kindred Club members are advised to read the FRCC byelaws and particular attention is drawn to the following which apply in appropriate circumstances:
- 1) Use of huts especially 1e) not for commercial purposes
 - 5) Children in huts
 - 6) Camping and Campervans
 - 9) Expectations on staying in huts
- c)** A KC member may book beds in a FRCC hut for him/herself and up to 6 guests aged 11+. Guests under 18 may only be booked as children and their age when staying must be given to the Warden when booking. Attention is drawn to the detail about children in Byelaw 5. Guests of KC members pay the relevant guest fee not the KC fee.
- d)** Booking applications should be made to the Warden using the hut email address
i.e.beetham@frcc.co.uk, birkness@frcc.co.uk, brackenclouse@frcc.co.uk, karn@frcc.co.uk or awhead@frcc.co.uk, salvinghouse@frcc.co.uk, waters@frcc.co.uk at least 7 working days before the proposed visit, specifying the dates required, the number of male, female and mixed beds, the number of guests included in the party and proof of membership of the KC.
- e)** Applications may be submitted late but may not be processed by the date KC members wish to travel. If the application is successful, the Warden will issue a key-safe code allowing the applicant access to a hut dedicated key. Key-safe codes will be changed frequently.
- f)** The Warden may restrict the availability of bookings to KCs, including where the FRCC have a meet at the hut, or require advanced payment at his/her absolute discretion, for example for larger parties.

- g)** KC clubs and members are welcome to hold a club meet or book more than 6 beds by prior arrangement with the Hut warden up to a limit of 50% of the male beds, 50% of the female beds, and 50% of the mixed beds in the hut.
- h)** Hut fees for KC clubs. Current rates are available on the FRCC website and in huts.

8. NON-KINDRED CLUBS

a) Non-kindred clubs which are affiliated to the BMC or MS (“Non-kindred Clubs”) may arrange a meet in a Fell and Rock hut if a FRCC member makes the booking. A FRCC member must also stay in the hut with the group.

The meet should not be advertised until the booking is confirmed and it cannot be shown as “joint” with the FRCC without prior agreement.

b) The role of FRCC member is to facilitate the meet. They will not be held personally responsible for the members of the group, although they are expected to make the group aware of FRCC expectations in relation to the behaviour of the party.

c) A key code can be issued for the group.

d) Non kindred Club members pay the guest rate.

e) FRCC members who belong to another Non-kindred Club may use the provisions under byelaw 8, **or** byelaw 3 (which refers to taking known friends) as appropriate, to arrange a hut booking for a meet of that club.

f) The use of huts by non-kindred clubs shall be the subject of Terms and Conditions which shall be approved in the same manner as if they were a part of the byelaws of the Club.

WATERS COTTAGE CDB

FRCC members, FRCC family groups with children, KC members, and non-kindred clubs (accompanied by a FRCC member) can book Waters CDB from April to January for a minimum of a two-day meet, including having exclusive use of the 10 bedded and/or the 4 bedded room. The appropriate fee rate must be paid.

9) WHEN STAYING IN HUTS AND COTTAGES:

FRCC members enjoy hut life and take great care to maintain both the condition of their properties and in creating a friendly welcoming atmosphere for all who stay in them. Visitors are expected to share this outlook. The practicalities of hut life are detailed in the individual Hut Books that will be found in each property. The following are requirements when staying:

a) On arrival

- i) Sign the hut visitors' book straight away
- ii) Members using the hut for car parking only should also sign in the hut visitors' book and state their car registration number.
- iii) Familiarise yourself with the Hut Book, Health & Safety, Fire exits and other notices, even if a regular visitor, as there may have been recent changes. Observe special instructions regarding fire precautions, gas installation, heating, water supply, lighting, drainage, and the payment of fees.

b) During your visit

- i) Members and guests should continue to bring their own sleeping bags or sheets, pillows and pillowcases. Members wishing for extra protection from a mattress cover are encouraged to bring their own.
- ii) If a member suspects that other people using the hut are not entitled to do so, they should identify themselves by producing their own membership card and asking to see the other person's membership card. Members are asked to cooperate if finding themselves subject to such enquiries.
- iii) Notify the Warden by email of any imminent shortages of fuel, cleaning materials, consumables or damaged equipment and facilities.
- iv) All hut users are entitled to reasonable standards of peace and quiet:
 - The FRCC does not hold TV licences for any of its properties and the viewing, recording or downloading of any live or recorded TV content is not allowed on FRCC premises,
 - Use electronic devices in silent mode,
 - conduct mobile phone conversations outside the hut,
 - Refrain from playing musical instruments, other than on an official music meet, or where a party has sole use of the hut or cottage.
- v) No smoking or vaping is permitted in any Club property.
- vi) The use or possession of illegal drugs is an indictable offence and is not permitted in or on any FRCC property. Any member or guest found to be in possession of such substances will be reported to the police and will face disciplinary action under the relevant Club rules.
- vii) The charging of Electric Vehicles and E-Cycles or the powering of electrical apparatus within any vehicle by connection to a mains power source on FRCC premises is forbidden. No bicycles, including E-Cycles, should be brought into the huts and must never be stored in locations that may block a fire escape route.

c) On departure

- i) Refer to the Hut Book for specific procedures required.
- ii) Complete the hut visitors' book and pay the relevant amount due if not already paid in advance, identifying those names covered by the payment.
- iii) If you are the last person to leave, switch off the main electricity switch.

The use of club property comes with the shared responsibility for its maintenance, security and upkeep. Please try and support some of the hut maintenance meets that are held during the year and which are listed on the meets list.

APPENDIX A KINDRED CLUBS

FRCC members may book beds at the KC huts detailed below, subject to the KC's own regulations:

Cairngorm Club	The Mountain Club of South Africa
The Climbers Club	New Zealand Alpine Club
Junior Mountaineering Club of Scotland (Edinburgh section)	Pinnacle Club
Junior Mountaineering Club of Scotland (Glasgow section)	Rucksack Club
Karabiner Mountaineering Club	Scottish Mountaineering Club
Ladies Scottish Climbing Club	Wayfarers Club
Midland Association of Mountaineers	Yorkshire Ramblers Club
Oread Mountaineering Club	
Irish Mountaineering Club	

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2/10/25 HJ