

FRCC CLUB HUTS AND COTTAGES BYE-LAWS
(Approved September 2019; amended November 2021 and November 2022)

1) Use of Huts

- a) Club Huts and Cottages (huts) 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) No dogs or other animals are allowed in Club properties, with the sole exception of assistance dogs.
- c) A number of Club members work as guides and outdoor pursuits instructors in a range of activities ("professionals"). The Club welcomes all such professionals as members but reminds them that the Club's huts are intended and insured as leisure facilities and are not available for business use.

When not working, professionals may book themselves and their personal guests into the huts exactly the same as any other member.

When working, professionals may book themselves into the huts exactly the same as any other member only if their clients are not staying on the premises (including camping). Professionals should take great care to avoid extra impacts on other members (noise, monopolisation of space etc).

2) Keys for Huts and Cottages

- a) All Club huts have locks operated by a single key, copies of which are available to members by sending a cheque for £20 to the Membership Secretary, together with a small self-addressed padded envelope, stamped at the large letter rate. 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) Bookings

Huts -

- a) Bookings are made for beds, not rooms.
- b) Bookings for huts can be made online using the members' section of the Club website or by writing direct to the warden of the required hut by email or post. The Club values its wardens' time, so booking by telephone is discouraged.
- c) Prior booking of huts is encouraged but not essential unless:
 - i) You wish to take more than three guests (see (j) below), ii) You wish to make a family booking, in which case, an email or postal booking should be made to the hut warden.
- d) 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.

- e) Postal and email bookings should specify the dates required, the number of male, female and mixed beds required and the number of guests included in the party.
- f) 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.
- g) There is no priority entitlement to a bed if you do not have the booking confirmation with you on arrival at the hut.
- h) A member may take up to three 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.
- i) When taking guests, the member must also be staying at the property and is responsible for the behaviour of the party.
- j) A member may book more than three guests into a hut by arrangement with the warden but the party should not exceed half the male and half the female beds in the hut.
- k) Parties of more than 7 people wishing to stay at Waters Cottage between 1st December and 31st March will be required to pay for all the bed nights when booking.

Cottages (Raw Head Cottage, Birkness Cottage & Coach House) -

- l) Bookings can be made by email or post to the warden and up to 9 months in advance. When taking guests, the member must also be staying at the property and is responsible for the behaviour of the party.
 - m) Bookings made more than three months in advance that include a child under 13 of a member or their immediate family will be given preference on alternate weekends throughout the year and during the whole of July and August (such dates are shown on the bookings website). Details should be given in the booking to claim this preference.
 - n) 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.
 - o) 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 one week 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 in one calendar year, unless booking within 3 months of the proposed visit.
 - p) Fees payable shall be calculated as for hut use, but subject to a minimum of £34 per night.
- 4) Registration and 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 payment 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 will be shown in the Hut. Hut fees per night for 2023 at the time of printing are:

Members	£8.00
Member under 25	£4.00
Member's spouse or partner	£10.00
Non-members aged under 25 and 5 or over	£9.00
Kindred Club Members	£12.00
Guest and Kindred Club guests	£16.00
Day visit	£3.00
Children under 5 pay no hut fee	

- e) 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.
- f) 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 must familiarise themselves with the FRCC safeguarding policy, which is 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.

In huts -

- 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 (Hut Bye-law 5c). Family meets are held each year and are listed in the Club Handbook Meets list.

Subject to the above -

- c) Children aged 13 or over may stay in a hut with a parent or an adult acting "in loco parentis" at any time by arrangement with the warden.
- d) Generally, children under the age of 13 are allowed in huts between the hours of 8am and 8pm (especially relevant for families who are camping).
- e) Children aged between 5 and 12 years accompanied by a parent or an adult acting "in loco parentis" may stay overnight in huts except Raw Head, The Salving House and Beetham Cottage from Sunday to Thursday nights in July and August with the Warden's permission. Families should not assume that they have sole use of the hut. Children between 5 and 12 years are allowed to stay midweek throughout the year at Brackenclose and Birkness Barn.
- f) 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.

In Cottages –

- g) Age restrictions for children do not apply when staying at the cottages.

6) Camping

- 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) Members with children are reminded that age limitations on admission to huts by children also apply to those camping.

7) Kindred Clubs

- a) The Kindred Club relationship is a mutually beneficial agreement between the FRCC and the Clubs listed in Appendix A below with whom we share similar objectives. This agreement allows Kindred Club members to book places in FRCC huts (but not cottages) subject to the following Bye-Laws. In return, FRCC members may book beds at the Kindred Club huts detailed in the FRCC handbook, subject to the Kindred Club's own regulations. Kindred Club members arriving at an FRCC hut must have a key-safe code, a valid booking confirmation issued by the hut warden, and a valid Kindred Club membership card.
- b) A Kindred Club member may book beds in an FRCC hut for him/herself and up to three adult guests. (Guests of Kindred Club members pay the guest fee, not the Kindred Club fee.) The use of huts for professional purposes is not allowed and the details set out at 1c) above for members also apply to the professionals of Kindred Clubs.
- c) Booking applications should be made to the hut email address ie waters@frcc.co.uk, karn@---, [, \[or\]\(mailto:beetham@---, <a href=\)](mailto:rawhead@---, <a href=)

of the kindred club. Applications may be submitted late but may not to be processed by the date you 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. The key must be returned to the key-safe immediately after any use so that it is available to all of the party and other contemporaneous users who hold the code. If you lock the door from the inside and keep the key in your pocket someone arriving late may well wake up everyone in the hut because the key has not been returned to the key-safe. The Warden may restrict the availability of bookings to kindred clubs or require advance payment at his/ her absolute discretion including for example for larger parties or when FRCC have a meet at the hut.

- d) The key-safe code will be changed frequently. Any key that is not returned will be charged at £25 to the kindred member who was given the key-safe code. Use of the key-safe code confirms acceptance of the responsibility to return the key or pay for it.
- e) Kindred Clubs may arrange to hold a club meet at an FRCC hut by prior arrangement with the hut warden. Places will be limited to 50% of male beds and 50% of female beds in the hut.
- f) Kindred Club members may also take more than three adult guests by prior arrangement with the hut warden up to a limit of 50% of male beds and 50% of female beds in the hut.

8) Non-Kindred Clubs

- a) The FRCC does not accept bookings from clubs or individuals by virtue of affiliation or full membership of the BMC or Mountaineering Scotland (MS).
FRCC members who do belong to another mountaineering club which is affiliated to the BMC or MS may use the provisions under 3(ci), (j) & (k) above to arrange a hut booking for a meet of that club. A non-refundable deposit of £100 will be required at the time of booking. It is recommended that any such meet is not advertised as such until the booking is confirmed, and such meets cannot be shown as being “Joint” with the FRCC.
- b) No hut key will be issued as the FRCC member making the booking must also be staying in the hut and is responsible for the party as a whole.

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. Removable batteries for E-Cycles may be charged inside a hut provided that only chargers approved by the cycle manufacturer are employed. No bicycles, including E-Cycles, should be brought into the living areas of 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, identifying those names covered by the payment.
 - iii) If you are the last person to leave, switch off the main electricity switch and turn off the gas as detailed in the Hut Book.

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.

Appendix A - Kindred Clubs:

Cairngorm Club
 Climbers' Club
 Irish Mountaineering Club
 Junior Mountaineering Club of Scotland (Edinburgh Section)
 Junior Mountaineering Club of Scotland (Glasgow Section)
 Karabiner Mountaineering Club
 Ladies Scottish Climbing Club
 Midland Association of Mountaineers
 Mountain Club of South Africa
 New Zealand Mountaineering Club

Oread Mountaineering Club

Pinnacle Club

Rucksack Club

Scottish Mountaineering Club

Wayfarers Club

Yorkshire Ramblers Club