

## **K FELLFARERS – High House Policy**

### **January 2026**

#### **1. Purpose.**

The purpose of this policy is to create a common understanding between club members of the use and maintenance of High House.

#### **2. Use by Members and their Guests**

2.1. The club reserves High House for the exclusive use of members and their guests at agreed periods throughout the year. In general, a club weekend will include the Friday night, Saturday night, and Sunday night.

- January - New Year bank holiday – 1 night
- January - One weekend mid-month – 3 nights
- February - One weekend and mid-week to coincide with half-term - 7 nights
- March - Working Weekend – 3 nights
- March/April - Easter bank holiday weekend and mid-week – 8 nights
- May - May Day Bank Holiday weekend – 4 nights
- May - Spring bank holiday week-end plus mid-week – 7 nights
- June - One weekend - 3 nights
- July - One weekend – 3 nights
- August - The whole month ending with the August bank holiday weekend and mid-week – variable but approx. 32 days
- September - Working Weekend to coincide with the Borrowdale Sheep Show                      3 nights
- October - One weekend and mid-week to coincide with half-term - 7 nights
- November - Remembrance Weekend – 3 nights
- December - Christmas through New Year – variable, but approx. 8 nights

2.2. Members and their guests may use High House at any other times, but must not visit if an external group has booked High House as 'Exclusive'. This means that they have the sole use of High House including the members' room. Exclusive use is marked with an 'E' on the High House web site booking calendar, and members must check for this before their visit. Members should also consider the possible risks of using High House when there are children present in a visiting group. This is indicated by a 'C' against the booking on the High House web site booking calendar. They should also consider whether dogs may be sleeping in the Common room at High House. This is indicated by a 'D' against bookings on the High House web site booking calendar.

2.3 In circumstances where adults wish to take children to High House (or on any other club event) for whom they do not have parental responsibility, they should obtain formal permission from the children's parents using the parental consent form. It is also recommended that all the adults involved read the guideline "Children at High House". Both the form and the guideline are available from the Secretary and via the club website.

2.4. Members have use of High House when there is no group visiting that has an Exclusive booking. Each member is entitled to (and encouraged to use) up to 2 free nights at High House per year as part of their membership. For additional visits to High House there is a night fee payable, which accumulates up to a maximum per membership year, or if preferred, an annual fee may be paid along with membership. After the maximum per membership year, further visits are free. The night fee and the annual fee are set each year by the committee and confirmed by the AGM.

No fee is payable for working weekends or organised maintenance visits.

Children of members, who are less than 18 at the start of the membership year, may stay at High House free of charge.

Fees should be paid –

- in cash to a committee member, or
- by bank transfer to the club account accompanied by an email to the Treasurer.

2.5. Access to High House is via a key safe by the front door. The code is emailed to members whenever it is changed.

2.6. Each member may take up to 2 guests with them, either for an overnight stay or a visit. A charge per guest per night is levied for an overnight stay. Member's children under the age of 18 and other children under the age of 5 may use High House free of charge. Other children of 5 years of age or over are considered to be guests and the full guest fee for each is due. Responsibility for collecting guest night fees and passing them on to the Treasurer lies with the member.

2.7. High House guidelines –

2.7.1. Men and women should use their respective named dormitories, washing and toilet facilities. Mixed - gender sleeping arrangements (including family groups) must be agreed in advance by all people staying in the hut.

2.7.2. Members must keep noise to a minimum after 11.00 pm if there are other people asleep in the dormitories.

2.8 Members may book High House on Monday to Thursday nights inclusive, as an external group, at a discounted rate.

2.9 The Committee may decide that children and/or guests cannot be taken to High House for particular busy weekends, e.g. working weekends, Fell race weekend.

### **3. Use by Non-members**

3.1. High House may be let at all other times to external groups or to individual members to generate funds for its upkeep.

3.2. Letting is limited to those groups which intend to use the building as a base for the enjoyment of the outdoors or for other purposes permitted in the National Trust lease.

3.3. The entire building is offered and not individual beds. This normally excludes the member's room, but if the visiting club so wishes they may book High House as 'Exclusive' which means they can use the members' room.

3.4. Weekend use is restricted to two weekends per year per group.

3.5. Use by groups of multiple mid-weeks is sought and encouraged.

3.6. Nightly rates apply as agreed by the committee at the AGM.

3.7. Discretionary rates may apply for –

3.7.1 Multiple week usage

3.7.2 Sunday night taken with a weekend booking

3.7.3 Sunday night taken with a mid-week booking

3.7.4 Thursday night taken with a weekend booking, but only bookable within 4 weeks of occupancy to ensure mid-week bookings are not compromised

3.8. The Hut Booking Secretary may use discretion to apply rates different from the above.

3.9. Groups may be banned from further occupancy if their use of High House has been unsatisfactory.

#### **4. General Guidelines for All Users**

4.1. Users behaviour should give due consideration to other users.

4.2. Pets are not allowed to sleep in the building and are not allowed in any room but the common room. An exception to this rule is made for “dog friendly” occasions which will be identified on the social calendar and at these times it will be acceptable for quiet, well-behaved dogs to sleep in a crate in the common room.

4.3. Please be fair with your use of electricity. Do not charge electric vehicles at High House, if you need to charge your EV, there are charging points at Booths in Keswick. Similarly motor homes or vans must not be hooked up to the electricity. E-Bikes may be charged at High House but only outside due to the potential fire risk.

#### **5. Environmental Policy**

High House is managed in a way that encourages respect for the environment. The Committee will continue to search for further ways in which this policy can be improved. Current rules are:

5.1. Hut users are requested to take away waste materials for recycling.

5.2. The burning of toxic materials (specifically plastics) is not allowed.

5.3. Only environment-friendly cleaning materials should be used.

#### **6. Maintenance and Development**

6.1. High House, its contents and its grounds are maintained to comply with the requirements of the Lease and of appropriate legislation.

6.2. High House, its contents and its grounds will continue to be developed, in a way appropriate to its use as a mountain hut, to meet the changing requirements and expectations of its users.

6.3. All matters relating to such maintenance and development are devolved to the Hut Subcommittee. Details of such matters are contained in a Work Plan, published annually by the Hut Sub-committee, which includes proposals for the coming year.

#### **7. Health and Safety Policy**

7.1. The Committee is responsible for ensuring that High House complies with current H&S legislation and provides a safe and healthy environment for all users.

7.2. The Committee shall ensure that the Club Rules inform users of High House of their H&S responsibilities towards other users.

#### **8. Security**

8.1. K Fellfarers accepts no responsibility for personal possessions left in High House. The club has no insurance to cover loss by theft, and members and visitors must take appropriate precautions to ensure that their belongings are safe.

8.2 Members using High House must ensure it is left secure when departing or leaving it unoccupied. All windows must be fastened shut, fire doors fully closed and the main door locked.