VISITSCOTLAND QUALITY STANDARD
CRITERIA FOR
CAMPING BARN, BOD OR BOTHY
CLASSIFICATION
Criteria for Camping Barn, Bod or Bothy Classification

INTRODUCTION
The following criteria will have to be met by establishments wishing to use the classification ‘CAMPING BARN’ ‘BOD’ OR ‘BOTHY’

Definition:
‘Camping Barns offer simple overnight accommodation, usually in remote or rural locations where facilities and services may be limited.’

Code of Conduct
All participants are required to observe the VisitScotland Code of Conduct.

1. STATUTORY OBLIGATIONS

Fulfilment of all statutory obligations, where applicable, including but not limited to those relating to:

- **Safety**
  - Health & Safety at Work
  - Fire, Gas & Electrical Safety
  - Electrical Appliance Testing
  - Product Safety
- **Bunk bed regulations**
  - British Standards applying to items such as cots, high chairs and play pens.
- **Premises**
  - Planning Permission
  - Private Water Supplies
  - Housing
  - TV Licensing
- **Discrimination**
  - Sex Discrimination
  - Race Discrimination
  - Disability Discrimination
- **Records**
  - Data Protection
  - Immigration Hotel Records
  - Consumer Protection
- **Trade Descriptions**
  - Advertising
  - Pricing
  - Unfair Contract Terms

Proprietors will also be asked to provide evidence that Public Liability Cover is being maintained and to provide a signed confirmation, at application and at renewal of participation, that the above requirements are being fulfilled.
Building structure
1. The building must be structurally sound, wind and watertight. Non-permanent structures e.g. wooden sheds or caravan holiday homes are not acceptable.

2. All areas to be thoroughly cleaned on a regular basis.

3. Adequate ventilation must be provided throughout the building.

4. All internal wall, ceiling and floor finishes must be in a sound condition.

5. An area for sleeping must be provided separately from the cooking area.

6. A minimum floor space is to be provided of 4 square metres per sleeping space. This to be calculated on the basis of the maximum number of sleeping spaces divided by the total floor area in sleeping, dining and seating areas. (i.e. excluding WC/shower facilities and cooking areas)

7. If the cooking area is situated inside the building it must be separated from the sleeping area either by a partition wall or by space. The cooking area may be provided, under cover, on the outside of the building.

8. Details of means to summon assistance, day or night, in the event of an emergency must be provided and clearly displayed to guests (e.g. proprietor, doctor, dentist, emergency services callout (i.e. 999) to be detailed, together with the location of the nearest telephone.

Facilities
1. A potable cold water supply must be provided either inside the building or adjacent to it.

2. Sleeping accommodation must be provided, either alpine platforms, beds, bunks or suitable wooden floor surfaces. Bed spaces should be a minimum of 2'6” x 6’ or equivalent in respect of platforms.

3. All areas to be adequately lit for safe movement. (Exception may be made at the discretion of VisitScotland in respect of remote or rural properties with no mains services.)

4. Lounge/dining/common area to be provided with adequate heating.

5. The cooking area, whether inside or outside the building, must have an appropriate hygienic surface for preparing food, facilities if outside should be undercover.

6. A sink for washing cooking utensils, plates, cutlery etc. must be provided with at least cold running water and suitable cleaning materials.

7. A mop, bucket, sweeping brush, dustpan to be provided.

8. If no fixed cooking appliances are provided, a suitable raised surface for guests to use their own stoves either inside or outside the building must be provided.

9. At least 1 WC (Flush or chemical) and washbasin must be provided either inside or outside the building for every 20 guests.

10. An adequate number of tables and chairs or benches must be provided.

11. A smoke alarm, and where required a carbon monoxide detector, must be fitted and maintained in a fully operational condition.

12. Appropriate fire extinguisher and/or a fire blanket must be provided and maintained in a fully operational condition. The fire blanket/extinguisher should be positioned between the door and the cooker and wall mounted. Storage in a cupboard or over the cooker is not acceptable and it should be easily accessible.
SUSTAINABILITY AND QUALITY ASSURANCE

Recognising the business benefits of operating in a sustainable way, and that over 80% of business are already implementing a range of basic sustainability actions, we have included sustainability actions as a minimum standard in all our Quality Assurance schemes since autumn 2014.

As the facilities provided at a Bod/Bothy/ Camping Barn are in many instances relatively basic and have minimal resource use, sites falling into this classification will be exempt from the minimum requirements for sustainability actions.

We would still like to encourage you to implement sustainable actions where possible. For more information on actions you could undertake, case studies, and further advice and support please see VisitScotland’s Sustainable Tourism web pages.