Terms & Conditions

+Booking Conditions

- It is possible to stay for a minimum of 2 nights and a maximum of 6 weeks at BOARC.
- Per person, we can take a booking of 6 weeks (total) per 3 months.
- We need 48-hours' notice for all bookings and hires.
- Arrival times are between 9.30am and 10pm. Arriving after 10pm at night, and before 9.30am in the morning is possible by prior discussion.
- As a day visitor, you have access to the building between 9.30am and 17.30pm. Staying post 17.30pm is possible by prior discussion and will incur an additional £5 per hour.

+Discounts + Subsidies

- After 14 consecutive nights stay, BOARC offers a 10% discount on subsequent nights with in the duration of the booking eg. if you are staying for 21 nights 14 are at the regular rate the other 7 are entitled to a -10% discount. This is available on request at the time of booking.
- If you are in serious financial hardship (eg. long term unemployment, in a full time care role, benefits etc), ask us about partially subsidising yours/your children's nightly rates.
- If you are visiting for less than 4 hours, ask us about discounting your day rate.

+Deposits

- Bookings of 5 nights+, or 5 people+, requires a 50% deposit to be paid in advance. Your booking is not secured until the deposit is paid.
- The 50% remaining balance is due on arrival or preferably in advance by bank transfer.
- This deposit is 75% refundable if you cancel your stay 8 weeks before your booked dates, 50% refundable more than 4 weeks in advance and 25% refundable more than 2 weeks in advance.
- For any cancellations (group or individual stayer) of less than 2 weeks in advance: BOARC retains 100% of the booking deposit.
- Cancellations include - full cancellation of a booking, postponing a booking to a later date, reducing the total amount of stayers or reducing the total amount of nights stayed.
- Late payment of the 50% remaining balance (more than 14 days after staying or receiving your 2nd invoice) incurs an additional 10% charge.

+Conditions of Use

- This is a communal, self-organising and self-cleaning site. Cleaning up after yourself, and contributing at least 30 minutes a day towards general building cleanliness/ maintenance is a condition of use, that is agreed upon when booking. BOARC does not provide a cleaning service.

- If you do not complete your required cleaning, either during your stay, or leaving without cleaning up after yourself, BOARC may charge a reasonable additional cleaning fee reflecting the additional labour required.
- BOARC does not provide reception, catering, project administration, meeting facilitation, housekeeping or similar services as part of ordinary use of the site.
- Users are responsible for setting up, using and clearing their own spaces, preparing their own food and drink, washing their own dishes, and cleaning up after themselves.
- BOARC provides facilities such as bathrooms, kitchens and washing machines for users to use themselves. Providing these facilities does not mean that BOARC provides cleaning, laundry, catering or other personal services.
- Where bedsheets are provided, users are responsible for making and stripping their own beds and for laundering these sheets after use.
- We do not provide equipment, other than the recording studio. This is available to negotiate shared use of for overnight stay, but not for daytime shared use. To use this space in the day (without staying over), this is only available via private hire.
- Payment of the day or nightly rate gives you the right to access and use the communal premises and spaces available for shared use. It does not give you a right to any particular room or other defined area, and you may need to share spaces with other users. If you require exclusive use of a particular room or space for a defined period, you must book that space separately under our Space Hire terms.
- Dogs and dependents are very welcome, but use of the site remains the same as everyone else. You are responsible for cleaning up after yourself as well as your dogs/ dependents.
- We specify bedrooms that dogs are allowed in, to be mindful of allergens. Even so, please ensure no dogs on beds and that the bedroom is fully cleaned, vacuumed + mopped after use.

+Hire

- You may hire one or more specified spaces for a defined period of time.
- An exclusive space hire gives you (or your agreed group) the exclusive right to occupy and use the specified space for the agreed period. During that period, other users of the building will not have a right to use that space.
- The space, booking period and applicable hire fee will be agreed when you make your booking. Hire rates may vary according to the space hired, the duration of the hire and the number of people for whom the space is being hired.
- Exclusive space hire is the hire of the specified space itself. BOARC does not provide meeting, administrative, reception, catering, facilitation or other similar services as part of the hire.
- Use of shared areas of the building, including bathrooms and kitchens, is permitted where reasonably necessary in connection with your use of the hired space. These areas remain communal and are not included in the exclusive area of your hire.
- If you require exclusive use of additional spaces, those spaces must be separately agreed and hired.

- Whole-building Hire
- It is possible to hire the whole building for a defined period. Whole-building day hire does not include bedrooms unless expressly agreed.
- Overnight whole-building hire is also available. The overnight price is the whole-building day-hire rate plus an additional bedroom use fee. This grants access to bedrooms as part of the hire.
- Where the whole building is hired, the exclusive-use terms apply to the agreed areas for the duration of the hire.