



BROADSTONE WARREN SCOUT SITE & ACTIVITY CENTRE

INTRODUCTION:

Broadstone Warren Scout Site and Activity Centre is operated by East Sussex County Scout Council, which is a registered charity and part of the Scout Association.

The Aim and Method of the Scout Association is as follows:

'To promote the development of young people in achieving their full physical, intellectual, social and spiritual potentials, as individuals, as responsible citizens and as members of their local, national and international communities.'

The Method of achieving the Association's Aim is by providing an enjoyable and attractive scheme of progressive training based on the Scout Promise and Law and guided by adult leadership.

Broadstone Warren is situated in the picturesque Ashdown Forest. The site is open throughout the year (except for Christmas and New Year) providing all types of camping (including equipped sites) and a range of activities set in a woodland environment. It also has various indoor accommodations suitable for varying types and sizes of groups. One of the buildings also has disabled facilities.

Broadstone Warren is available for use by members of the Scout & Guide Associations, educational establishments, recognised youth groups and some private companies.

Broadstone Warren may only be used by authorised groups and is not open to the general public.

SITE DESCRIPTION:

Broadstone Warren comprises 386 acres of the Ashdown Forest with campsites situated throughout the woodland in many of the glades. Sites vary in size and can be used for anything from an evenings programme to day visits, or patrol camps to large County or International events.

SITE STAFF:

The site staff comprises of a full time residential Centre Manager, Assistant Manager and Senior Instructor. The site staff is supported by a Management Board that offers guidance on the overall management of the site.

Throughout the main season the full time members of staff are supported by a team of Summer Staff who hold varying National Governing Body qualifications.

SERVICE TEAM:

In addition to the site staff, Broadstone Warren has a friendly and helpful volunteer Service Team which provides invaluable support to the site.

Broadstone Warren is always looking for new members to join the Team and if you are interested, please contact a member of the Team or the Office.



**BROADSTONE WARREN
SCOUT SITE & ACTIVITY CENTRE**

SITE FACILITIES

ACTIVITIES: Activities available on site are abseiling, air rifles, archery, boulé, climbing, cube high ropes course (new August 2007), giant games, grass sledging, human bar football, low ropes course, orienteering, pedal karts, pioneering, pot holing, pushball, rafting, sumo wrestling, swimming, traverse wall, and volleyball. The site provides Pool Life Guards and qualified instructors for the abseiling, air rifles, archery, climbing and high ropes 'cube course'. You will be expected to supervise the other activities, following relevant briefing and provision of safety equipment.

WASHING / TOILET FACILITIES: The site has three toilet blocks all with hot and cold water and chemical toilet emptying points adjacent. The camp centre block has three showers, and Scarecrow Corner toilet block has two. There is also a separate shower block at camp centre. Use of the showers is free.

DRYING ROOM: There is a commercial tumble dryer at camp centre for which there is a nominal charge.

SHOP: There is a well-stocked shop selling sweets, ice creams, souvenirs etc. This is open at various times during the day in the main camping season. At other times it can be opened to suit the groups on site. Outside there are cold drinks vending machines.

GAS: Camping gaz and Calor gas refills can be bought from the office.

SHOPPING: There are a number of shops in Forest Row, including a convenience store, butchers and greengrocers. There are various supermarkets within easy reach at Crowborough, East Grinstead and Uckfield.

TELEPHONE: There is a public telephone at camp centre.

CHAPEL: There is an open-air chapel on site where 'Reflection' is held on Sunday mornings during the main season. It is also available for use by groups.

CAMP FIRES: The site has a campfire circle where campfires are held during the main camping season. It is also available for use by groups.

FIRST AID: All groups must have their own first aid equipment and qualified first aiders to deal with minor injuries. The office should be contacted immediately for any major injury or illness needing an ambulance or doctor.

WATER: Standpipes are located at various points around the site.

PITS: Due to the nature of the ground on site NO pits of any type may be dug.

FIREWOOD: There is ample wood for burning lying around the forest. Under NO circumstances is live wood to be cut or damaged. Chain saws are NOT permitted on the site.



BROADSTONE WARREN SCOUT SITE & ACTIVITY CENTRE

VEHICLES: NO vehicles are to be driven onto the campsites or parked on the rides other than with the Duty Manager's permission. On arrival you will be allowed to unload your equipment at your site after which you must park your vehicle in the car park allocated. At the end of your stay, after receiving the Duty Manager's permission, you will be allowed to take your vehicle to your site to load up your equipment. This ensures that the site is a safe, vehicle free environment.

CYCLES: To comply with the Forestry Commissions Laws and Natural England cycles are NOT permitted on the site.

DOGS: NO pets of any description are allowed on site.

NOISE / NUISANCE: As the consideration for other users is paramount, music players, radios and the like must not be audible off your own site. Noise must be kept to a bare minimum between 11pm and 7.30am. You will also be expected to be responsible for keeping your group under control and preventing them from causing a nuisance to other campers.

SECURITY: In the interest of security we would recommend that you do not leave any valuables in tents or buildings. Buildings can be locked if you are leaving them for any period of time.

RUBBISH: Recycling facilities for glass, cans and tins are located at Camp Centre. Please clean all glassware, cans and tins before disposal. All combustible rubbish, where practicable should be burned. All other rubbish should be brought to camp centre and placed in the bins provided.

EQUIPPED SITES: Equipped sites can be provided. Details are available from the Office.



ACCOMMODATION

BROADSTONE LODGE

This purpose built centrally heated brick building was opened in 2001 and comprises the following: -

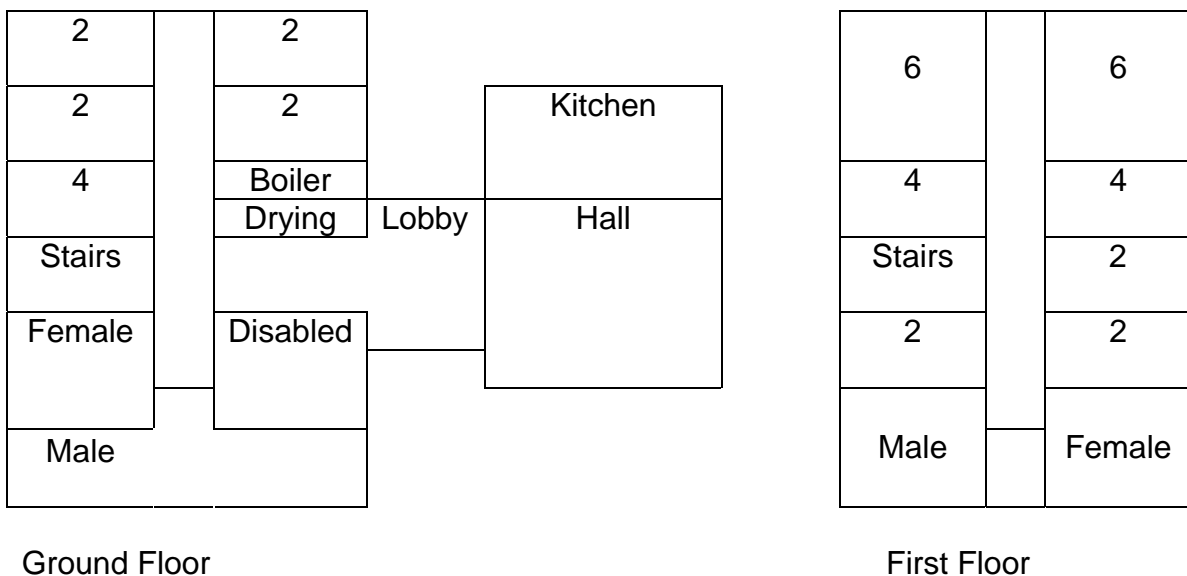
- **Ground Floor**
 - Fully equipped kitchen including fridge and freezer, and large hall which doubles as a dining room.
 - Five bedrooms with bunk beds accommodating a total of twelve. Each room has wardrobe units, mirrors and a shaving point.
 - Male, female and two disabled persons toilets, each with showers.
 - A drying room/cloakroom.

- **First Floor**
 - Seven bedrooms with bunk beds accommodating a total of twenty-six. Each room has wardrobe units, mirrors and shaving points.
 - Male and female toilets, each with showers.

If this and Warren Lodge are hired together the kitchen and dining room are capable of serving the overall total of users.

In addition there is a large hall situated between the two lodges, which can be hired by the hour, day or for the full duration of your stay.

FLOOR PLAN





ACCOMMODATION

WARREN LODGE

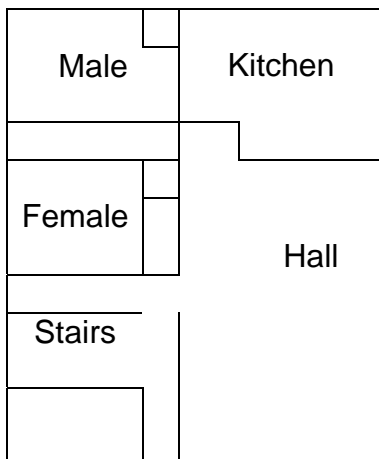
This purpose built centrally heated brick building was opened in 1998 and comprises the following: -

- Ground Floor
 - Fully equipped kitchen including fridge and freezer, and large hall that doubles as a dining room;
 - Male and female toilets;
 - Cloakroom.

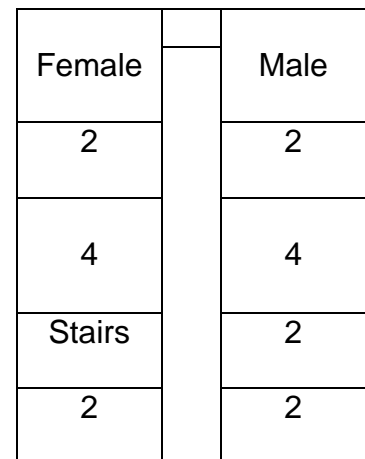
- First Floor
 - Seven bedrooms with bunk beds accommodating a total of eighteen. Each room has wardrobe units, mirrors and shaving points.
 - Male and female toilets with showers.

In addition there is a large hall situated between the two lodges, which can be hired by the hour, day or for the full duration of your stay.

FLOOR PLAN



Ground Floor



First Floor



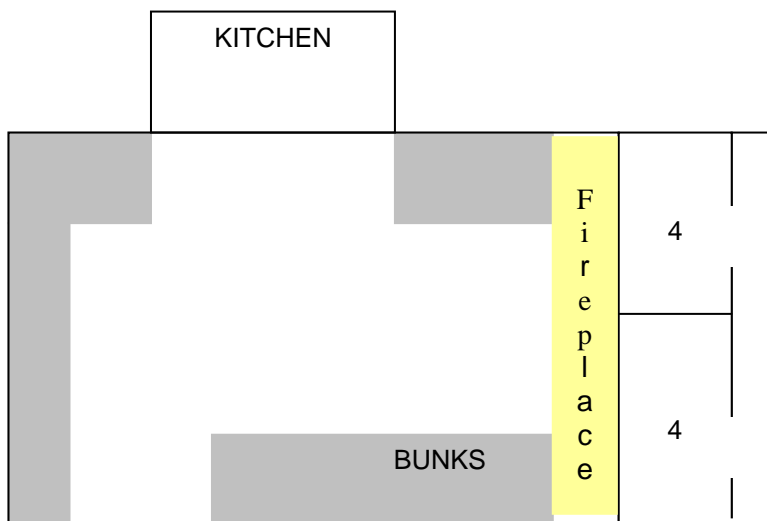
BROADSTONE WARREN SCOUT SITE & ACTIVITY CENTRE

ACCOMMODATION

LOG CABIN

This single storey timber building has a well equipped kitchen leading from the main room which has 17 bunks and a large inglenook fireplace.

Adjoining there are two 4-bed rooms. There are toilets and showers nearby. There is also an area adjacent to the building that can be used for camping.



OTHER FACILITIES

HALL

A large hall, which is located between the two lodges. There is a small room at either end, one of which has tea/coffee making facilities. It can be hired with either Broadstone and/or Warren Lodges for the duration of your stay. If it is not booked with one of the Lodges it is available for hire for meetings and courses.

MEETING ROOM

This room is situated at the far end of the office building and can be hired for meetings. It is equipped with tables and chairs for up to 20 people. Tea/coffee and biscuits can be provided if required. It can also be booked for use by groups camping on the site.



BROADSTONE WARREN SCOUT SITE & ACTIVITY CENTRE

ACTIVITIES

Broadstone Warren offers a wide range of activities suitable for all ages. The activities are can be booked in advance or on the day.

Guidance on group sizes – as a general rule most activities can accommodate around 12 people for a one hour slot (one and a half hours for abseiling, climbing and cube course). If you have a group larger than this you may need additional time. The exceptions to this are the swimming pool and pot holing, which will take more people.

Abseiling & Climbing

Our 12 metre high tower is run by Broadstone Warren qualified instructors. The tower may also be booked independently providing the group has their own equipment and an instructor holding an M form/appropriate adventurous activity permit or other appropriate recognised qualification. The tower has independent climbing and abseil faces with the ability to cater for up to two lines on each face at a time.

Air rifle shooting

Air rifle shooting takes place in an indoor range using .177 calibre rifles. It is run by Broadstone Warren instructors holding The National Small-bore Rifle Association Diploma Leader qualification. Groups who wish to instruct themselves must have an N.S.R.A qualified instructor with them.

Note: All users under the age of 18 are required to have written parental permission, which refers to Section 21 of the 1968 Firearms Act, to take part in shooting activities. Scout and Guide Groups should refer to the relevant fact sheets for guidance.. Other youth organisations should ensure they adhere to their own rules and regulations before booking shooting through Broadstone Warren.

Archery

This outdoor range and required equipment is run by Broadstone Warren instructors with the G.N.A.S sports leader award. Groups who wish to instruct themselves must have an instructor with G.N.A.S sports leader award or equivalent.

High Ropes 'Cube Course'

Have you got a head for heights and enjoy a challenge? A series of different challenging elements set at three different levels. The cube includes various traverse elements and a high alder board and Jacobs ladder. The cube is instructed by staff holding a cube course instructor certificate or minimum of a SPA. Maximum group size for this activity is 10 persons.

Grass sledging

An exciting and popular activity on its own dedicated course.

Human Bar Football

An inflatable game for two teams of six participants. The idea is the same as table football, but on a much larger scale and with real people!



BROADSTONE WARREN SCOUT SITE & ACTIVITY CENTRE

Low Ropes

A course made up of 12 elements to test balance, agility and determination.

Orienteering

We have four specially designed courses to suit all levels from the age of six upwards covering a large part of Broadstone Warren. Maps are available from reception.

Pedal Karts

This purpose built track allows people of all ages to have fun on four wheels in a safe surrounding

Pioneering & Rafting

The site has plenty of pioneering and rafting equipment available for use. The lily pond can be used for rafting

Pot Holing

All ages can enjoy our man made network of tunnels as an introduction to caving or just for fun.

Pushball

A 1.5 metre ball that is pushed into the opposition's goal. During the summer, the site runs a Pushball competition between the groups.

Sumo Wrestling

A fun activity where you try to push your opponent out of the ring whilst wearing well padded suits. Sumo suits available for adults and children. Try the classic sumo moves before the contest.

Swimming

The site has a heated outdoor swimming pool which is open from Whitsun half term to end of September. It is lifeguard patrolled for all visitors to use.

Traverse Wall

A climbing experience without the need for ropes or a real head for heights.

Ghost Walks

These are provided on site by a professional actor who is also a Scout Leader. The walks are very good and cater for all ages. The cost is £40 for up to 20 people and £2 per person after that. Please ring **01732862353** for further information and to make a booking.

Additional on site activities

Giant games including Four in a line, Stacking Tower, Kubble, Parachute etc

Boule. Hockey & Volleyball



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USEFUL INFORMATION

DOCTORS

Ashdown Forest Health Centre
Lewes Road
Forest Row
East Sussex

Tel: 01342 822131

HOSPITALS:

Minor Injury Unit

Queen Victoria Hospital
Holtye Road
East Grinstead

Tel: 01342 414000

Casualty Department

Princess Royal Hospital
Lewes Road
Haywards Heath
West Sussex

Kent & Sussex Hospital
Mount Ephraim
Tunbridge Wells
Kent

Tel: 01444 441881

01892 526111

FOOD OUTLETS

In Forest Row there is a mixture of different fast food outlets, fish & chips, Cantonese, Indian etc.

In East Grinstead: Chinese, Indian, Italian, Pizza etc.



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SCOUT SITE & ACTIVITY CENTRE**

PLACES OF INTEREST

A selection of some of the many places of interest/attractions that can be found nearby. There is more information on other places of interest/attractions in the site office.

The Bluebell Railway

Steam trains from Sheffield Park or Horsted Keynes stations.

Information: 01825 720800

www.bluebell-railway.co.uk

Pooh Corner, Hartfield

A must for Pooh fans. Try playing 'Pooh Sticks' at the bridge. Visit Pooh Corner Shop.

Information: 01892 770456

www.pooh-country.co.uk

Drusillas Park, Alfriston

Masses of hands-on activities and a wide variety of animals. Children's playground.

Information: 01323 874100

www.drusillas.co.uk

**Stock Cars, Bangers
and Hot Rods**

Short circuit Motor Racing at Arlington Stadium, nr Hailsham.

Information: 01323 841642

Knockhatch Adventure Park

Laser games, grass karting, crazygolf, etc.

Information: 01323 843344

Battle Abbey

The Abbey where King Harold lost the Battle of Hastings.

Information: 01424 773792

Yesterday's World, Battle

Where you visit the shops of a bygone age.

Information: 01424 775378

Also: **Hastings, Brighton, and Tunbridge Wells.** Bodiam, Herstmonceux and Hever Castles. Penshurst Place. Contact: Sussex Top Attractions Ltd:

Information: 01825 872237

www.sussextourism.org.uk

British Wildlife Centre

Peaceful and relaxing place to see and learn about British Wildlife.

Information: 01342834658

www.britishwildlifecentre.co.uk

Theme Parks:

Thorpe Park

Information: 0870 444 4466

www.thorpepark.co.uk

Legoland

Information: 08705 04 04 04

www.legoland.com



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BOOKING FORM

Name of Group / Party:

Scout District (if applicable):

Scout County:(if applicable)

Name of Camp Leader:

Contact Address:

Post Code:

Telephone Number:

Mobile:

Email:

Please Reserve:

Site / Building

From:

Time:

To:

Time:

Anticipated Numbers in Camp:

Non Refundable Deposit:

- £10 per site for camps up to 4 days
- £50 per site for camps of 5 or more days.
- Accommodation Buildings £50 per building per day.

(Cheques made payable to 'Broadstone Warren')

Special requirements:

CONFIRMATION:

On behalf of the above named group, I have read and understood the terms and conditions as printed overleaf and enclose the appropriate deposit.

I agree to abide by the Scout Association's policy 'Young People First', I have read and understood the 'Yellow Card', and can confirm that all adults in my party have been deemed suitable to work with young people.

I understand that first aid facilities are available on site but the Group taking part in camping and activities must have their own first aid equipment and qualified first aiders with them at all times.

Signature:

Group Leader

Date



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TERMS AND CONDITIONS

1. Broadstone Warren Scout Site and Activity Centre is referred to in this document as Broadstone Warren. A 'Booking' refers to a request by a group or individual to hire the campsite, accommodation or activity facilities at Broadstone Warren. A booking may also include activities undertaken with our partner suppliers whilst at Broadstone Warren. The 'Group Leader' refers to the individual with whom Broadstone Warren deals with in relation to a booking. Broadstone Warren will regard the Group Leader as having final responsibility for all matters relating to a booking, including payment of fees. 'The Centre Manager' refers to the Centre Manager of Broadstone Warren and/or the Assistant Manager/Senior Instructor.
2. A booking for a camp, accommodation, day visit and/or activity at Broadstone Warren can be reserved for four weeks by phone, fax or e-mail. The booking form and deposit must be received within this period for the booking to be confirmed. A receipt confirming the booking will be sent to the Group Leader.
3. All prices exclude VAT at the current rate. Where applicable, VAT at the current rate will be added to fees.
4. The deposit specified at the time of booking or on the booking form must accompany all bookings. The deposit is not refundable or transferable.
5. The final payment for a booking must be made before the booking ends unless arrangements for delayed payment have been made in advance between the Centre Manager and the Group Leader. In such cases, the final payment must be made by the date agreed.
6. Late payment will incur a charge of £15.00 plus interest at the rate of 5% per week or part thereof.
7. Cancellations must be made in writing to Broadstone Warren. In the event of booking being cancelled at less than 60 days notice, or in the event of a non arrival, the right is reserved to charge the full price for the facilities booked. A notification of cancellation MUST be made in writing.
8. All cheques must be made payable to 'Broadstone Warren'.
9. Broadstone Warren reserves the right to cancel, alter, or delay any camp, course, accommodation or activity where forced to do so by circumstances beyond our control, such as serious illness, severe weather or any other circumstances which would subject Broadstone Warren or any of its employees or any of its participants to danger.
10. Broadstone Warren reserves the right to send away from a camp or activity, any person who in their judgement is found to be unmanageable or a danger to the safety or enjoyment of others. In this event no refund will be given. Any additional costs and responsibility involved in removing the participant will be borne by the group.
11. Participants must be physically fit to take part in camps and activities at Broadstone Warren and free from any illness or conditions that may render the camp or activity hazardous. Some activities may require the wearing of safety equipment, such as helmets or buoyancy aids. Where such equipment is specified by Broadstone Warren, participants must wear it at all times during the activity. Certain activities are only suitable for specific age groups and these age restrictions must be adhered to. Broadstone Warren accepts no responsibility when groups fail to adhere to these rules.
12. Some activities are potentially dangerous if not skilfully managed. Safety must therefore be paramount and all participants must accept that the decision of the activity instructor is final. Broadstone Warren will accept no liability for problems arising from failure to accept and/or respond to the authority and instructions of the instructor.
13. Any and all photographs, videos, or other recorded media may be used by Broadstone Warren for marketing or advertising purposes without any payment or compensation being offered and without any request being made to the featured parties.
14. It is the responsibility of the Group Leader to ensure that all areas (including buildings and campsites) used by their group are left in a clean and tidy condition at the end of a booking. We reserve the right to charge groups who damage equipment or buildings, or who fail to leave the building or site in a reasonable condition. Groups will be charged an extra £60 cleaning fee if the building is left in an unsatisfactory condition.
15. Responsibility for the supervision, behaviour and welfare of the group remains with the 'responsible adult' (camp leader) as notified on the booking form.
16. All information given in any literature produced by or on behalf of Broadstone Warren is correct at the time of going to press. It is given in good faith and intended as a guide to accommodation, camping and activity facilities available and may be altered without notice to suit differing seasonal or other conditions.
17. If you have any complaint during your booking please notify the Site Office. We will do our utmost to find a speedy and satisfactory solution. In the event that you are not satisfied with the solution please complain in writing to the Centre Manager within 14 days of the end of your booking.
18. For the comfort, health and safety of all concerned, smoking is forbidden during any of the activities. Smoking will only be permitted in smoking areas at relevant times in the programme. Smoking will only be permitted by persons over 16 years of age.
19. NO alcohol may be consumed during any activities. Alcohol may be consumed during leisure time as stated in the programme by persons over the age of 18 years only. Under NO circumstances will anyone under the influence of alcohol be permitted to participate in any activity organised by Broadstone Warren. Alcohol may only be consumed on your own site.
20. Broadstone Warren is covered by all necessary insurances.