

# Wales Tourist Board

## Self Catering Common Standards Advisory Report

Ref	D43664		
Unit Address	Mr Heason	Contact Address	Mr Heason
	Tywyn		Tyrpeg Bach
	Nantmor		Nantmor
	Beddgelert		Beddgelert
	Gwynedd		Gwynedd
	LL55 4YG		LL55 4YG
Tel	01766 890286	Tel	01766 890286
Email	alan@heason.net	Fax	
Web	www.welshcottage.org.uk		

Type of Accommodation:
  Bungalow
  Cottage
  Flat
  House
  Chalet
  Farmhouse
  Flatlet
  Other
 Units: 
 Public Liability Insurance:  Yes  No
 Sleeping:

Directions: On the road from Beddgelert to Penrhyndeudraeth.

**Explanation for scoring**  
 5 = Level 5 Excellent/Exceptional  
 4 = Level 4 Very Good/Excellent  
 3 = Level 3 Good/Very Good  
 2 = Level 2 Fair/Good  
 1 = Level 1 Acceptable

**Advisory Final Grade** 5 Star

Person Seen: Mr. Heason Date of visit: 18/01/2006  
 Status: Owner Quality Advisor: Ian Rudd

Star Qualifier 1-5 Star 5 Star lowest Star grade determines maximum possible grade

### Sectional Qualifiers

Exterior	<b>5 Star</b>	Maximum possible grade is one Star higher than this section
Cleanliness	<b>5 Star</b>	5* - 90%+, 4* - 75%+, 3* - 65%+, 2* - 50%+, 1* - 40%+ Determines maximum grade possible
Management Efficiency	<b>5 Star</b>	No qualifiers
Living & Dining Areas	<b>5 Star</b>	Sectional consistency - lowest Star grade - determines maximum possible grade
Bedrooms	<b>5 Star</b>	Sectional consistency - lowest Star grade - determines maximum possible grade
Bathroom	<b>5 Star</b>	Sectional consistency - lowest Star grade - determines maximum possible grade
Kitchen	<b>5 Star</b>	Sectional consistency - lowest Star grade - determines maximum possible grade
Additional Facilities	<input type="text"/>	Maximum possible grade is one Star higher than this section

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D43664    Tywyn

### Kitchen

- 28. Decoration 4
  - 29. Flooring 5
  - 30. Fittings & Furniture 4
  - 31. Lighting/Heating/Ventilation 5
  - 32. Electrical Equipment 5
  - 33. Crockery/Cutlery/Glassware 4
  - 34. Kitchenware/Utensils 4
  - 35. Space/Comfort/Ease of Use 4
- 35 40 88% 5 Star

### Additional Facilities

- 36. Reception/Shop/Bar/Restaurant
  - 37. Laundry
  - 38. Recreation
- 

Banding %	
1 Star - 34%	4 Star - 75%
2 Star - 48%	5 Star - 87%
3 Star - 60%	

Please note that WTB comments are intended to be constructive. Acting upon the comments will help raise standards but not necessarily lead to a higher star grade (or similar)

Total Achieved	<span style="border: 1px solid black; padding: 2px;">158</span>
Total Possible	<span style="border: 1px solid black; padding: 2px;">175</span>
<b>Final Percentage</b>	<b><span style="border: 1px solid black; padding: 2px;">90.29%</span></b>

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### Exterior

1. Appearance of Buildings	5
2. Grounds, Gardens & Parking	4
3. Environment, First Impression	5
<b>14</b>	<b>15</b> 93% <b>5 Star</b>

### Cleanliness

4. Public Areas	5
5. Bedrooms	5
6. Bathrooms	5
7. Kitchen	5
<b>20</b>	<b>20</b> 100% <b>5 Star</b>

### Management Efficiency

8. Guest Info incl. Brochure	4
9. Welcome & Arrival Procedure	5
10. In-unit guest information, & personal touches	5
<b>14</b>	<b>15</b> 93% <b>5 Star</b>

### Living & Dining Areas

11. Decoration	4
12. Flooring	5
13. Furniture/Furnishings/Fittings	4
14. Lighting/Heating	5
15. Space/Comfort/Ease of Use	4
<b>22</b>	<b>25</b> 88% <b>5 Star</b>

### Bedrooms

16. Decoration	4
17. Flooring	5
18. Furniture/Furnishings/Fittings	4
19. Lighting/Heating	5
20. Beds	4
21. Bedding/Linen	5
22. Space/Comfort/Ease of Use	4
<b>31</b>	<b>35</b> 89% <b>5 Star</b>

### Bathroom

23. Decoration	4
24. Flooring	5
25. Fixtures/Fittings/Sanitary Ware	4
26. Lighting/Heating/Ventilation	5
27. Space/Comfort/Ease of Use	4
<b>22</b>	<b>25</b> 88% <b>5 Star</b>

Tywyn continues to provide an overall exceptional standard of accommodation. It is pleasing to see that new floor tiles have been laid to the whole of the ground floor. Bedside rugs have been provided in the bedrooms. The upstairs bedrooms and bathroom along with the stairs have also had new carpets. Attention to some of the wrinkled wallpaper in the lounge and in the main bedroom would be advantageous. Following this 2006 assessment, the 5 Star grade is retained under the current Star Grading Scheme.

### ADVISORY REPORT.

For the Harmonised Grading Commencing October 2007.

With the proposed UK Common Standards Grading Scheme for Self-Catering Accommodation coming into effect during October 2006/7 grading year for the 2008 brochures, the following report and final grade as highlighted above, should be treated as an advisory to the probable grade attained under the new, harmonised scheme.

The final grade being dependent upon the following three elements which include,

- 1) The overall quality percentage,
- 2) The sectional qualifiers ( a) to include the cleanliness section, (b) the consistency of the star grade in the 4 inner areas- public areas, bathrooms, bedrooms and kitchen and (c) the star grade awarded in the "Exterior and Additional Facilities (if any) sections and
- 3) The star qualifiers.

### Overall Quality Percentage.

The overall percentage at 90% meets the expectation of a 5 Star quality product.

### Sectional Qualifiers.

All sectional qualifiers are met in order to complement the 5 Star grade.

### Star Qualifiers.

With the following star qualifier not being provided, the final grade dictated by this particular element would be 5 Star.

- 1) The provision of additional crockery to allow minimal use of the dishwasher

### Conclusion.

The final grade given is assuming that all 1 star requirements are met and that the property includes the inventory on page 55 of the NEW GUIDE to Self Catering Accommodation Star Grading Scheme.