

Self Catering Common Standards Advisory Report

Ref	D43664	
Unit Address	Mr Heason	Contact Address
	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 main road in Nantmor.

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: 02/02/2007

Status: Owner Quality Advisor: Ian Rudd

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

Sectional Qualifiers

Cleanliness	5 Star	5* - 90%+, 4* - 75%+, 3* - 65%+, 2* - 50%+, 1* - 40%+ Determines maximum grade possible
Management Efficiency	5 Star	No qualifiers
Living & Dining Areas	5 Star	Sectional consistency - lowest Star grade - determines maximum possible grade
Bedrooms	5 Star	Sectional consistency - lowest Star grade - determines maximum possible grade
Bathroom	5 Star	Sectional consistency - lowest Star grade - determines maximum possible grade
Kitchen	5 Star	Sectional consistency - lowest Star grade - determines maximum possible grade

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Tywyn

Exterior

- | | |
|----------------------------------|---|
| 1. Appearance of Buildings | 5 |
| 2. Grounds, Gardens & Parking | 4 |
| 3. Environment, First Impression | 5 |

14 15 93% 5 Star

Cleanliness

- | | |
|-----------------|---|
| 4. Public Areas | 5 |
| 5. Bedrooms | 5 |
| 6. Bathrooms | 5 |
| 7. Kitchen | 5 |

20 20 100% 5 Star

Management Efficiency

- | | |
|---|---|
| 8. Guest Info incl. Brochure | 5 |
| 9. Welcome & Arrival Procedure | 5 |
| 10. In-unit guest information, & personal touches | 5 |

15 15 100% 5 Star

Living & Dining Areas

- | | |
|------------------------------------|---|
| 11. Decoration | 5 |
| 12. Flooring | 5 |
| 13. Furniture/Furnishings/Fittings | 4 |
| 14. Lighting/Heating | 5 |
| 15. Space/Comfort/Ease of Use | 3 |

22 25 88% 5 Star

Bedrooms

- | | |
|------------------------------------|---|
| 16. Decoration | 4 |
| 17. Flooring | 5 |
| 18. Furniture/Furnishings/Fittings | 4 |
| 19. Lighting/Heating | 5 |
| 20. Beds | 5 |
| 21. Bedding/Linen | 5 |
| 22. Space/Comfort/Ease of Use | 3 |

31 35 89% 5 Star

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 |

22 25 88% 5 Star

Tywyn continues to provide an overall exceptional standard of accommodation. It is pleasing to see that the decor has been refreshed throughout the property. In addition, access has been made to the garden and the swimming pool has been re-tiled.

Following this 2007 assessment, the 5 Star grade is comfortably 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.
- 3) The star qualifiers.

Overall Quality Percentage.

The overall percentage at 91% 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.

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

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.

This report has been based on the Common standards criteria relevant to your type of business. You have been advised of any facilities that need to be introduced and/or work that needs to be undertaken in order for you to achieve your desired star grading. If you intend implementing or have implemented these suggestions, please send written confirmation to the Quality Assurance Department, Visit Wales, Ty Glyndwr, Machynlleth, Powys, SY20 8WW. Your correspondence will then be considered and you will be advised accordingly.

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Tywyn

Kitchen

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

36 90%

Additional Facilities

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

5 100%

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ADDITIONAL COMMENTS.

Consideration should be given to fitting a charcoal filter extractor vent over the cooker. This would assist in removing some of the cooking smells.

Banding %

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

Please note that Visit Wales 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	165
Total Possible	180
Final Percentage	91.67%