This Access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

**Access Statement for Bempton Beach House, The Bay, Filey**

**Introduction**

Bempton Beach House is located on a HoSeasons site The Bay, near Filey, North Yorkshire. The beach house is a large single storey detached house at the centre of the site, in close proximity to the leisure centre and is fully fitted out for self-catering. The beach house is an H shaped building with a spacious open plan lounge, dining and kitchen area in the centre of the building. This open plan area has bi-folding doors leading on to a decking area and garden. There are two profile bedrooms, the first with one single bed and the second with two single beds. Both profiling bedrooms share an adjoining en-suite wet room on the east side of the house. There is also a king size bedroom with en-suite wet-room and twin bedroom with separate en-suite bathroom at the west side of the building. There is also a separate utility room accessed from the kitchen area. There is one of two fuse boxes in the utility room with a mains wired smoke alarm linked to the smoke alarms in all rooms. The walls throughout are coloured light grey with white woodwork.

Access only to the utility room is limited for wheelchair users because of the free space required for wheelchairs to turn. There are cupboards, a washing machine and tumble drier in the utility room.

There are no pavements or steep gradients on the access routes to Bempton Beach House.

We look forward to welcoming you. If you have any queries or require any assistance please phone 08456 050371 or email bemptonholidays@wilfward.org.uk

**Pre-Arrival**

* For the location of the property please refer to our website http: [www.bemptonholidays.co.uk](http://www.bemptonholidays.co.uk)
* Six weeks prior to your arrival, we will post to you a set of directions to the property, including train and bus routes. However, guests can request this information earlier, if needed.

**Car Parking and Arrival**

* There are two disabled parking bays at the west side of the property. The parking spaces are level and within 20 yards of the entrance
* The entrance door has a 5” threshold to clear. There are no handrails
* We will be pleased to help you with your luggage

**Welcome**

* Guests are offered a meet and greet upon arrival, with a guided tour of the property and facilities. An appliance instruction manual is also provided.
* If guests do not wish a meet and greet, they can access the property using a key safe, with instructions and key safe code posted to them at least two weeks prior to holiday.
* There is no loop system, however it is anticipated the TV and radio can be played at full volume without causing disturbance as this is a detached property. Any requirement for visual or hearing assistance should be discussed with us to see how we can help.
* Information on who to contact during your stay in the event of an enquiry and in an emergency is available in the beach house. There is also a 24 hour security service at The Bay.

**Public Areas – Entrance Hall**

The entrance hall has level access. All light switches and heating thermostats are at a low height. There is a wheelchair charging point. There is also a cupboard for the boiler and heating system. The hoover is also kept in this cupboard. There is a door at this entrance hallway leading to the open plan lounge area

There is a mobile hoist with charging point at the corner of the entrance hall.

**Kitchen, Dining and Lounge Area**

The kitchen, dining and lounge area are open plan. There is level access with wood flooring throughout.

The kitchen has fitted cupboards with a built in oven, microwave and induction hob. As well as a standard height sink and draining board, there is a low level worktop with a sink and separate small induction hob. There are no cupboards fitted under this worktop, to assist with access by wheelchair users. Equipment in the kitchen includes a toaster, kettle, blender, substantial amounts of crockery, oven ware and kitchen utensils. There are two dining tables and eight chairs.

There are two settees in the lounge area and one electric reclining chair. There is a coffee table and two side tables. There is a wall mounted TV and electric ‘log burning’ style fire. There is also a large wooden sideboard. There are two sets of bi-fold doors leading to decking and the rear garden.

**Single Profile Bedroom**

The single profile bedroom has level access, with ceiling tracking and a hoist leading to an en-suite wet room. Guests are asked to provide their own personal slings for use on the hoist. Light switches are at a low height and the bedside lamps are wall mounted. The bed is an electric profiling bed with adjustable side panels. There are two bedside tables, one 5 drawer chest and a built in wardrobe. There is a TV with remote and a DB Radio. There is wood flooring in the bedroom with no carpets or rugs, to assist with mobility issues. There is a patio door leading to the rear decking area

**Second Profile Bedroom**

The second profiling bedroom has level access, with ceiling tracking and a hoist leading to an en-suite wet room. Guests are asked to provide their own personal slings for use on the hoist. Light switches are at a low height and the bedside lamps are wall mounted. One of the single beds is an electric profiling bed with adjustable side panels. The second bed is a standard single bed. There are two bedside tables, one 3 drawer chest and a built in wardrobe. There is one of two fuse boxes in the built in wardrobe in this bedroom with a mains wired smoke alarm linked to the smoke alarms in all rooms. There is a wall mounted TV with remote and a DB Radio. There is wood flooring in the bedroom with no carpets or rugs, to assist with mobility issues. There is a patio door leading to the front decking area.

**Profile En-suite Wet room**

The profile en-suite wet room has level access. There is ceiling tracking leading from the two profiling bedrooms to the height adjustable shower trolley, sink and toilet seat. There are also adjustable handrails at the toilet seat. There are grab rails at the door, at the shower and at the sink. The flooring is of high quality non slip material.

**Twin Bedroom**

There is level access. The floor of the bedroom is carpeted. There is a wall mounted TV with remote and a DB Radio. There are two single beds, two bedside tables with lamps, two mirrors and a 3 drawer chest. There is a wardrobe with high rail and a separate drawer for additional storage. There is a patio door leading to the front decking area.

**King size Bedroom**

There is level access. The floor of the bedroom is carpeted. There is a wall mounted TV with remote and a DB Radio. There is a wardrobe with a high clothes rail and a separate lower drawer for storage. The king size bed in this bedroom occupies a substantial amount of floor space, but does allow for wheelchair access in the bedroom. There is a patio door leading to the rear decking area.

**Rear Garden**

The patio doors from the open plan area lead to the rear garden with a 3” threshold to clear. There is decking with patio furniture. There is a grassed area and borders with shrubs. There is a gate at the end of the garden leading to the leisure centre car park.

**Front Garden**

The twin bedroom and second profiling bedrooms patio doors lead to a decking area at the front of the house. The garden consists mainly of paths and borders with shrubs.

**Contact Information**

Address Bempton Beach House, The Bay, 2a Blue Anchor Road, Moor Road, Filey YO14 9GQ

Telephone: 08456 050371

Email: bemptonholidays@wilfward.org.uk

Website: [www.bemptonholidays.co.uk](http://www.bemptonholidays.co.uk)

Hours of Operation: 09.00 to 17.00