

18 November 2019

Dear Owner/Resident

**1. Cerne Abbas – Phase 2 Communication: Cladding and Newsletter November 2019  
Via Nettleship Sawyer**

The weather has not been the best for the last few weeks however we are pleased that the cladding of the Phase 2 properties and four of the detached houses has been completed satisfactorily.

We believe that those items on the snagging list have been addressed. The contractor has provided guarantees for the work and materials and these are accompanied by terms and conditions. Copies are included with this letter. As the guarantee period is significant you may wish to lodge the copies with your transfer documents ("house deeds").

As mentioned previously the cleaning and maintenance of the cladding is the responsibility of owners, so it is important to be sure that all is now satisfactory.

Should you have any snags that have not been rectified, or there are any other outstanding issues relating to the cladding, please contact Marie at Nettleship Sawyer who will contact the provider. We wish to ensure that all outstanding items are collected before making contact, so please reply to this letter within the next 14 days. A detailed description of any problem is required.

It has been agreed that following this and going forwards the most expedient action to resolve any new issues is for the owner to contact the provider directly with any future claims against the guarantees.

Every six months we send out our Newsletter, usually in May and November. This includes the progress that the CARA Council have made in maintaining and managing the common areas as well as any specific items of repair, budget management and compliance with our covenants, rules, the general condition of property and other estate elements. The most recent copy will follow for your information.

Compliments of the season to you all and best wishes for a relaxing and enjoyable Christmas break.

Yours sincerely  
Chris Lamb  
on behalf of CARA Council

**2. Cerne Abbas – Gutter & Pressure Washing**



Whilst writing we have also been asked to communicate information on the gutter pressure washing exercise for the south facing section of Phase Two.

Similar to recent years, Marie & Don Cowie (No. 32) have kindly offered to organise this.

The contractors are available to undertake the clean later this month at a cost of £50 per house front and rear gutters. To do this successfully it needs each house in the section to participate.

If the residents in any of the other three sections would like to be included and if someone was prepared to coordinate the section, then they are happy to deal with the contractor. Payment would be required on the day.

If you would be interested in participating in this cleaning exercise, please contact Marie & Don either by phone 01202 766286 or [m.cowie@btclick.com](mailto:m.cowie@btclick.com).

We will also be circulating the CARA Newsletter later today as well for your information.

Yours sincerely



Marie Coles BSc MIRPM AssocRICS  
**For and on behalf of Nettleship Sawyer Ltd**

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 Reg No: 10016306  
 VAT No: 244063332

### The Gutter and Cladding Company Guarantee

1. In addition to its statutory obligations **The Gutter & Cladding Company** guarantees the works against faulty materials and workmanship after installation as follows:
  - a. PVCu extrusions and coloured vacuum formed panels are guaranteed not to discolour or degenerate structurally for a period of ten years.
  - b. PVCu extrusions in white are guaranteed not to discolour or degenerate structurally for a period of twenty years.
  - c. The workmanship is guaranteed period for ten years.
  - d. Cedral Cladding is guaranteed not to discolour or degenerate structurally for a period of forty years.
  - e. Sealed double glazed units are guaranteed not to form condensation within the cavity for a period of five years.
  - f. All mechanical parts such as locks, hinges. Handles etc that are subject to wear and tear are guaranteed against malfunction under normal use for a period of one year.
2. This guarantee is conditional on the works being adequately and properly maintained and does not cover any physical damage caused by misuse, impact, abrasion or cleaning with a non-proprietary chemical.
3. Notice of any claim under this guarantee must be made in writing to the Company within fourteen days of the alleged defect becoming apparent.
4. This guarantee is not transferable unless requested in writing and agreed to by the Company, and is subject to an administration fee, which will be advised by the Company at the time of the request.

Customer name	Cerne Abbas Residents Association
Installation address:	The Avenue, Poole Dorset BH13 6HF
Job completion date	Friday 4 <sup>th</sup> October 2019
Company signature	M. Leslie





**Extended Guarantee**  
Against Warping, Cracking & Discolouration



This is to certify that the following property has been registered for the Freefoam Extended Guarantee, subject to the Terms & Conditions of acceptance:

**The Avenue  
Poole  
Dorset  
BH13 6HF  
England**

Extended Guarantee applies to the following Freefoam products in accordance with specified terms & conditions of the guarantee scheme:

**Freeflow Rainwater (White) 50 Years  
Soffit (White) 50 Years  
Cladding (Not Installed)  
Fascia (White) 50 Years**

**Freefoam products installed by:  
The Gutter and Cladding Company**

**Installation Date:  
04/10/2019**

**Certificate #: 20665-6659/20191030**

Signed:

A handwritten signature in black ink, appearing to read 'Aidan Harte', written over a horizontal line.

**Aidan Harte,  
Managing Director, Freefoam Plastics**

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