

Newsletter No. 61 – December 2024 Cerne Abbas Residents' Association (CARA Ltd)

Welcome to the latest CARA newsletter.

CARA Council Members as at December 2024

Sue Brown	Member/Chair	No 28
Alex Kweller	Member	No 32
Chris Lamb*	Member	No 11
Richard Middleton	Co-opted	No 25
Paul Shelley	Co-opted	No 20
John Vivian*	Member	No 1

*Key holders for the South Gate House as marked. Ray Wilde, no.21 one of our resident electricians is also a key holder.

Maintenance charge for 2025

The maintenance charge will rise to £455 per quarter effective from the first quarter of 2025 (1 January to 31 March 2025), which is payable in arrears. If paying by direct debit please ensure payment is made in good time so the money reaches Nettleship Sawyer before the end of March 2025, otherwise your account falls into arrears. We continue to strive to save money and our resident volunteers, the Gardening Club and Committee Members do what they can to achieve this. **The final quarter of 2024, which is payable by 31 December 2024 remains at £435.**

Managing Agent's 6 monthly inspection

The latest inspection has been carried out and a full report has been circulated to owners. Corrective action will be highlighted in the report and owners are requested that the maintenance is carried out prior to the next inspection. Nettleship Sawyer will write to owners if maintenance has not been maintained to the level we would expect from them.

Trees

Both our gardeners and volunteers from Cerne Abbas have continued to maintain the shrubs and trees around the estate. There are three trees that are beyond these skills. A tree surgeon has been contacted and we expect work on these to be completed soon. A professional review by Treecall is carried out periodically, the next will be booked after the tree surgeon has completed the work.

Stonework Cleaning

Lilliput External Cleaning have been on site at Cerne Abbas since Monday 18-Nov-24 to clean the stonework of P1 properties with work due for completion by close of play on Wednesday 27-Nov-24. Unfortunately, one workday was lost on Thursday 21-Nov-24 due to poor weather conditions and throughout their time with us there were challenging weather conditions. So, a big thank you to the guys for all their hard work. Having looked around P1 the results are very good. Invoices for the various works will be sent out soon by Lilliput to owners of the properties.

City Fibre

The new street box to be installed opposite the entrance to The Mall is still outstanding despite numerous attempts to get a commitment from City Fibre. Therefore, some Cerne Abbas residents are unable to receive a Full Fibre installation from an ISP using the new City Fibre network. Examples of the ISP's that run off the City Fibre can be found at the following link. Broadband providers | CityFibre <https://cityfibre.com/homes/broadband-providers> If you would like to receive a Full Fibre installation from one of these ISP's we suggest you contact them direct and complain. Hopefully if they get enough complaints the outstanding work will be completed. It should

be noted that BT Full Fibre is available throughout Cerne Abbas, so it is still possible to have a fast connection if required.

Budget

Bank balance is healthy. Expenditure is running behind budget giving us a surplus of income over expenditure to end October 2024. November and December yet to report for completion of our year (Calendar year)

Safety/Security

Please take care when leaving your car be that in Cerne Abbas or wherever you park to ensure nothing is left visible within the car and it is locked. We are all aware of the petty theft in the BCP area particularly at this time of year.

When exiting Cerne Abbas please be aware of pedestrians.

The 10mph warning sign is there for a reason. It is there to protect you, pedestrians and the contract gardeners when they are working here so please observe it at all times.

Ray Wilde, no.21 is our Neighbourhood Watch representative and distributes the Dorset Police Newsletter to residents when he feels it's of interest. The Neighbourhood Watch sign is now on the front gate to Cerne Abbas.

General information for homeowners/tenants

The CARA website can be found at Cara-info.org

Dogs to be kept on a lead all times and dog waste should be picked up. Dogs are not permitted in the quadrangles.

Video surveillance systems should comply with the guidance found on the Information Commissioner's Office website: <https://ico.org.uk/for-the-public/domestic=cctv-systems/>
Signage is also on both gate entrances.

There is a limited supply of Phase 1 house bricks (small fee), spare paint and front step tiles in the Gate House. Electrical equipment is for use by our electricians only. Contact a keyholder for access.

If you experience nuisance behaviour by an owner/tenant you are advised to approach them and attempt to resolve the issue, keeping details/dates of the discussion. If this fails please contact one of the CARA members and further action will be considered.

We should all continue to strive for a Cerne Abbas that is a vibrant, prestigious and inclusive place to live with attractive public spaces across the estate and open spaces suitable for all and well-maintained buildings equal in value to others in the area. Our aim is to ensure that houses and the estate infrastructure are maintained to preserve functionality as well as aesthetics.