



// WHAT YOU ARE PROTECTED BY

Four guarantees, in writing

Most of the worry around a project this size is not about the design. It is about what happens if something goes wrong, and whether the price you were given is the price you end up paying. **So here is exactly what we put in writing, before you commit to anything.**

01 WHAT YOU ARE COVERED BY

Fixed price guarantee

The agreed price is locked once you sign. It doesn't move if the job takes longer than we planned, if the digging is harder than expected, or if our own costs go up between signing and starting. The only exception is something nobody could have spotted beforehand: a buried structure, seriously unstable ground, or asbestos. If that happens, we stop, show you photos, and nothing extra is done or charged until you've agreed it in writing.

Two-year workmanship cover

Installation defects are covered for two years. If something we installed fails in that time, we come back and fix it. No argument, no charge.

Ten-year structural guarantee

Ten years on the sub-base construction. The part nobody sees is the part that decides whether your paving is still flat in a decade, so it carries the longest cover we give.

Fully insured up to five million pounds

Comprehensive public liability cover on every project, so you and your home are protected from the first day on site to the last.

02 WHY THE FIXED PRICE IS THE ONE THAT MATTERS

Almost everyone has heard a story about a job that started at one price and finished at another. It is the single most common thing that goes wrong with building work, and it is usually not dishonesty. It is a quote that was never properly worked out in the first place, so the gaps get filled in later, at your expense.

We price the whole job before we start, from a measured site visit rather than an estimate over the phone. That is slower for us and it is the reason we can hold the price afterwards. If we get our own costs wrong, that is ours to absorb, not yours.

A quote that can move is not really a price. If you are comparing us against someone cheaper, the question worth asking is whether their number is fixed in writing, or whether it is a starting point.



03 YOUR CERTIFICATE, AND WHAT HAPPENS IF YOU SELL

Your guarantee certificate is issued within ten working days of final payment. It is a document, not a promise on a phone call.

It is also **transferable to a new owner**. If you sell the house inside the guarantee period, the cover goes with the property rather than expiring on the day you move out. Worth knowing if this work is part of getting the place ready to sell.

04 WHO STANDS BEHIND IT

MT Developments is the trading name of Modern Tradesman Ltd, a registered company. The guarantees above are given by the company, not by an individual trading under a name that can disappear.

You deal with Chris throughout, from the first call to the final walk round. One point of contact, one contract, one person responsible for the whole thing. There is nobody to be passed between, and whoever is on site, the responsibility stays with us.