



MALLORIE ESTATES

Mallorie Estates

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Dear Members,

The Oasis directors are committed to maintaining the safety and integrity of all buildings on the Estate. And, importantly, ensure that the communal areas and gardens remain the cleanest and smartest in Branksome Park.

Fire Door Project

It's important to note that in case of a serious fire, the insurance coverage would be null and void if the Oasis is found to be non-compliant with the 2022 Building Safety Act, which came into effect this year. It has been quite challenging to determine the exact requirements for compliance. At the time of the AGM, the advice received up to that point suggested compliance could be achieved by installing new sixty-minute fire doors and fittings onto the existing door frames. Based on our understanding at the time of the recent AGM, likely costs were estimated at around £1,200.00 to £1,500.00 more per flat for only fitting new doors to existing frames.

After the AGM, additional advice was received, and it became obvious that the costs for the required work would be higher per flat than had first been anticipated. It was decided to retain a top-level firm of surveyors that specialise in fire safety issues, before progressing the project. They advised that the Oasis A Block is categorised as a seven-story building, although previously, it was thought to be six stories. To achieve compliance, complete door sets must be installed, that is, sixty-minute fire doors with new frames, compliant hinges, door closers, fire seals, letter boxes, spy holes, and so on. This is a significant undertaking, not just in terms of the supply of new doors and frames but also the fitting, making good, decorating, storage of new doors and frames, and disposal of the old ones.

Seven firms have been invited to tender to the correct specification to meet the required standards of The Fire Safety Act. It has been a time-consuming process handling visits and surveys by the interested parties. And it's not been easy to get seven quotes for the same spec. Some firms try to cut corners, and that doesn't necessarily manifest itself in a lower price. Some firms clearly didn't seem to be au fait with the legislation, and others were chaotic in their approach. Prices range from over £2,500.00 per door to £1,650.00 per door inclusive of VAT.

The quote that the Board, together with the Managing Agent, most favours is the cheapest one. It has favour not just because of the best price, but because the company has shown itself to be the most professional, with a top specification that includes side door closers, not top closers. The door chosen is a premium natural oak veneer with a varnish finish set in a wooden frame. All compliant door furniture, hinges, smoke seals, etc and multi-point locking mechanisms. Plus, enhanced acoustic attributes give much improved soundproofing to a 29-decibel level.



Members are responsible for the cost of their new front doors, not the company, like the windows and patio doors. The 2022 Fire Safety Act that became law earlier this year is not an option. It's the law, and all the front doors, frames, etc, in A Block must be upgraded. This is not a requirement for B Block because it is not a designated high-rise, and its existing doors are kite-marked and compliant for a four-story building.

Although the A block members are responsible for paying for their own new front doors, your company, The Oasis Poole (Management) Ltd, can lessen the impact by providing the funding for the project, with members re-paying the company the cost later. This approach has enabled the company to negotiate the best deal, and it will give the members some latitude in paying for their new front doors. The details of payment options are in discussion.

Resume of Major Works during 2023.

1. Repairs to three balconies that involved six flats.
2. Internal decoration of A Block.
3. Total refurbishment of the exterior of B Block (repairs, new downpipes, painting, brickwork cleaning and addressing balcony leaks).
4. Exterior decorating and repairs of windows, facias and cupboards to all floors on A Block on each side and over the garden door at the back of the building
5. Manufacture and installation of a new Sapele hardwood gate and frame on the Poole Roadside
6. Repairs to the Pergola
7. Blown sealed units replaced in all the swimming pool French doors.

Major Works planned for 2024.

1. The total refurbishment of the exterior of A Block will include brickwork repairs, painting, repairs to woodwork, and cleaning of all exterior surfaces.
2. Two balcony repairs involving four flats.
3. The installation of new Front doors to all A-block flats
4. Implement Deeds of Variation for deletion of the Ground Rent clause
5. The low threshold project for the main entrance of B Block (details can be provided)
6. Addressing the compliance issues for all the communal corridor doors in both blocks (Company responsibility)
7. Internal decoration of B Block
8. Decoration of the pergola
9. Carpark marking on the Poole Road side.

Other works in the pipeline.

1. Overhaul of all three lifts. A survey of the lifts has been commissioned that will make suggestions for which costs will be acquired for future work.
2. The Refurbishment of the leisure complex is still a major priority, but it will have to be delayed for the time being in consideration of all the other considerable costs lining up.

Kindest regards,

The Board of Directors