



MALLORIE ESTATES

15 January 2024

All Members
The Oasis
45 Lindsay Road
Branksome
Poole, BH13 6AP

Mallorie Estates
Suite 8 The Old Pottery, Manor Way,
Verwood, Dorset. BH31 6HF
Tel: 01202 901709
info@mallorieestates.co.uk
www.mallorieestates.co.uk

Attention All Members

Re: Fire Door Replacement Works 2024
Property: The Oasis, 45 Lindsay Road, Branksome, Poole, BH13 6AP

We write following queries received from two members, about the fire door replacement project (Block A) which suggests that there is some confusion about the project, the works involved and the mechanism of funding.

We understood that all of these questions were covered at the AGM on the 15th November 2023 and also in subsequent communication & newsletters, but for the avoidance of any confusion please be aware that:

- The Building Safety Act (BSA 2022) categorises Block A at The Oasis as 'high risk' and as such the property must comply with enhanced fire safety measures.
- Each of the apartment doors (front door) are not currently compliant with the latest fire safety standards and need to be replaced along with all the frame, fixtures, fittings & door furniture.
- The responsibility to replace the apartment door falls to the lessee, but the obligation to ensure that all flats are compliant with current legislation falls to The Oasis Poole (Management) Limited.
- To enable the efficient and urgent need for the doors to be replaced and to obtain a better price due to a volume order, the proposal was put forward for TOPML to manage the replacement of all apartment doors, which was received with overwhelming support at the AGM.
- This proposal also included the offer of The Oasis to finance the project in the first instance, with all qualifying members then reimbursing costs to the company over the coming financial year.
- Quotes were then obtained from 7 contractors and scrutinised by the officers of The Oasis. These quotes range from £1650.00 to £2500.00.
- Subsequently, a quote was accepted for the project and an order placed.



- The costs for each door unit from the chosen contractor are £1650.00 (inc VAT) per door, and this will be billed by Mallorie Estates in due course and collected into the maintenance fund.
- On site storage is necessary for the materials for the project and storage containers have been delivered to site for that purpose.
- Work will commence as soon as the doors arrive, and all members have been asked to nominate a preferred day/time for installation using a booking system.
- On completion of the project, all apartment doors will be 100% compliant and future proofed for any known or anticipated upcoming changes to legislation.

Questions received:

Is this a legal requirement – Yes. It is essential that the building and all apartment & compartment doors are compliant with current legislation. If your flat door is not replaced as part of this project, then it will continue to be unsafe, and we are obliged to inform the appropriate authorities who will then serve an enforcement notice on the lessee. It will also have wider implications with the continuation of Buildings Insurance cover and fulfilment of the terms of the lease.

Is a S20 required – No. This project is not subject to S20 and the costs are not subject to the service charge conditions within the lease. It is the lessee who is liable for costs arising for the door replacement, The Oasis has simply provided a funding option to provide the members with an affordable solution to this essential cost, outside of the terms of the lease.

Do I have to participate with this project – Yes & No. There is no legal framework for ‘The Oasis’ to insist that you participate with this project at this time, but failure to participate will likely increase your costs when upgrading your door. The replacement of the door is non-negotiable and, whilst you could arrange door replacement yourself, permission must be obtained from The Oasis and an approved contractor must be used, the approved specification must be followed. Should any replacement works take place without adequate approval or consent being obtained then this will represent a breach of the lease and enforcement action will be taken as a result.

The proposal put forward and accepted at the AGM received overwhelming support and offers the best value for replacement of the doors. We urge all members to subscribe to this project as soon as possible.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Paul Mallorie', written in a cursive style.

Paul Mallorie
Mallorie Estates