



2024 Summer Newsletter

Dear Members,

It's been a busy year thus far, and there is still more to do. But first, here is some news about our beautiful garden estate. The board is proud to announce that the Oasis has entered the **Poole in Bloom competition for 2024**. Judging will take place in July.

Fire door project for A Block

It was a challenging project, but we successfully installed forty-nine compliant fire doors in A Block thanks to our collective effort. Forty-nine Fire safety certificates were issued to members as per government legislation. Unfortunately, one member refused to have a fire door fitted as required by the legislation despite a unanimous vote supporting the project at the 2023 AGM, which the said Member attended and didn't vote against. Failure to comply with the legislation puts the members at risk and is a breach of the lease (see below). The authorities are aware of the situation, and TOPML is considering any necessary enforcement action to correct this breach.

Buildings Insurance

Failure to adhere to and abide by acts of Parliament is a clear breach of the lease. Re: Clause 20 in the Sixth Schedule. The issue of fire safety noncompliance is a serious matter that could potentially impact all of us. Our Property Owners' (PO) buildings insurance remains valid for the current term. Still, the insurers expect fire safety compliance to be in place for a building designated as "High Rise", which A block most certainly is. We are required to report the continuing noncompliance of one internal flat front door at renewal. If the situation persists, the cover could be limited, conditions applied, or the premium charged could be adversely affected. If the premium is increased, the Board intends to charge any such increase back to the member who has refused to have a compliant fire door fitted. Legal advice will be sought to resolve matters if our cover's scope is affected.

Deeds of Variation

Deeds of Variation are crucial to reducing the escalating ground rent to peppercorns for each lease. The Board undertook this extensive & time-consuming task on behalf of members, which has saved thousands of pounds, either jointly or individually, to draw up and submit the DoVs. A Deed of Variation becomes legally binding once all parties have signed it. Then, the signed deeds are submitted to the Land Registry. The only charge to members will be the £40 Land Registry fee for each submission.

Please be aware that the window for submissions has now closed, and any DOV that has not been received must be registered directly with the Land Registry by the member.



Going forward

1. We have the external decorating project for the garden side of A Block, as covered by the recent Section 20 notices. Work is scheduled for this July and August.
2. Later in the year, further fire safety compliance work will be implemented in the corridors of A Block and B Block. Members will be given notice of the work in due course.
3. The render surrounding the outside of the side gate on Poole Road will be completely renewed and redecorated.
4. Some maintenance work on the A Block portico will be completed, followed by redecoration.
5. The leisure complex refurb is still on the agenda for this winter
6. An extensive maintenance project for all three Oasis lifts is planned for 2025
7. Ongoing regular maintenance in many areas continues as required.

Kindest regards,

The Board of Directors