

Pegasus Gate Resident's Committee

Minutes of Committee Meeting 5th November 2025 4pm

Attendees

Paul Herber, Sue Herber, Sue Newey, Andrea Locke, Sky Curry, Doreen Cummins

1. Conflicts of Interest

None

2. Apologies

David Delany

3. Matters arising from Previous Minutes

- Creaking Roof - Status Ongoing - since 8th January 2025
This continues to disturb residents of apts 43 & 44.
Wayne has taken this right to the "top" of his company (Amiri) and it is presently being battled out.
One theory is that it is the frame of the green roof. The green roof is dying/dead as it has not been maintained.
** Another theory is that it is something "loose" in the roof void or the walls. Investigation of this is to put a hole in the ceiling of apt 44 !!!!!
Action: Pegasus Management
- Fire Alarm Incident Friday 28th February 2025 approximately 20:00 - Status Ongoing - since 5th March 2025
The question still remains as to how the "safe to leave" instruction is communicated to residents in the case of a false alarm. We believe the Fire Service will respond to this.

Statement from Alan Scott:

"There is no safe to leave instruction given from the fire service (who ultimately will be silencing the alarm and inspecting the zone that was activated) as they cannot practically knock on everyone's door to inform them. Whilst the communal fire alarm may be audible to a number of residents the rest of the building will be unaware. An element of common sense is required in so much as if the fire alarm is heard and time has passed, a resident who decides to leave should proceed with caution as the corridor doors will be closed and the lift grounded. In circumstances where a member of staff is on site then it may be prudent to update residents in the immediate vicinity via phone or a door knock, however, we cannot expect or ask this of the fire service when these situations occur out of hours. Always remember that if there was a genuine emergency that would affect you, the fire service would ask you to evacuate."

From Sue O'B:

We also have a Fire Risk Assessment coming up next week and will raise this question with them. I will get back to you when I have more information.

My Response to Alan & Sue:

Thank you for this.

However, this is in contradiction to the "Stay Put" instructions on Page 31 of the Home User Guide which states that:

If you hear the alarm in another part of the building, but not in your apartment, you should remain in your apartment unless you feel at risk or are told to leave by the Fire Services.

When residents hear an alarm, or in the case of those not on the lower floors hear the fire doors shutting, they are not aware whether it is a real fire or a false alarm. Your suggestion "An element of common sense is required in so much as if the fire alarm is heard and time has passed, a resident who decides to leave should proceed with caution" is not a Stay Put instruction.

Therefore, as a minimum, I think Pegasus should issue a formal statement to all current and future residents that this is the case.

Action: Pegasus Management

- Water coming down external walls and turning surface green in apts 9, 30, 31 - Status Ongoing - since 2nd April 2025
**Apt 28 has now also reported the same problem.
The newsletter of 13/6/25 says that Muno (the Development Manager) is in discussions with Amiri for a solution.
Apt 31 has had a mould cleaner sprayed on. This has cleaned it up but the source of the problem remains.

Action: Pegasus Management

- Gate to rear car park – Status Ongoing – since 4th June 2025
**The gates now close – but the moving of the aerial so that the remote fobs work more efficiently is still to be done.

Action: Pegasus Management

- Front door problems – Status Closed
Seems to be working OK now.
- Dead tree round the side – Status Ongoing - since 12th August 2025
Sue O'B will talk to the gardeners. PMN Sept 2025 - Should be addressed during the Autumn

Action: Pegasus Management

- Category – Not to be forgotten (NTBF) – Status Ongoing – since 1st Oct 2025

These are items that have been on lists or reported or recorded many months ago or just neglected.

Hob/Kitchen fan discharge system

There is no kitchen fan discharge system although the kitchen supplier provided a connection. It should have been piped through the outside wall.

At present the fan vents above the cupboards under the ceiling gradually building up grease, dirt etc which will only get worse as

time goes by depending on how much cooking is done. There does not appear to be any scheduled maintenance or cleaning to compensate. Can Pegasus Management please comment.

Action: Pegasus Management to comment

- Could Happy Hour start a little later? Status closed
The majority wanted happy hour to remain at 6pm
- Residents would like Alan Scott to please provide a run down on the latest service charges figures issued. – Status Ongoing – since 1st Oct 2025

Action: Pegasus Management to please arrange

- Solar Panels – Status Ongoing – since 1st Oct 2025
Would it not be advantageous to install solar panels. Can Pegasus Management please comment.

Action: Pegasus Management to comment

- Imheat email of 30th September 2025 Status Closed
Everyone has been notified
- Flooding Incident of Monday 29th September 2025 – Status Ongoing – since 1st Oct 2025
We are told this seemed to be caused by rubbish/debris in the system blocking the valve. Yet, Rendseco supposedly flushed the system only recently. The residents would therefore:
 - a) like a status report on this incident as to why there should still be rubbish/debris in the system
 - b) like to know the likelihood of anything similar occurring again.

It was fortuitous that the incident was discovered during the evening as if it had gone on overnight, it is more than likely some permanent damage would have occurred.

** Since the above incident. Rendesco have been “flushing” the system. The noise from the pumps is annoying and disturbing residents. Sue O’B says she is chasing Rendesco for an update. The

situation has been going on too long and should be addressed urgently.

Action: Pegasus Management to urgently address this with Rendesco

4. Matters Raised by Residents

- Apt 40 reports that stones, moss and felt are coming off the roof onto the balcony.

Pegasus are aware and say it's the gulls attacking the green roof.

- What about a roof camera? This way the roof plants could be checked up on.

Action: Pegasus Management to comment

- No sign of a wild garden yet?

Action: Pegasus Management to comment

- Apt 28 reports an intermittent knocking noise in the kitchen/living area. Rendesco have investigated and said it's not their system that is causing it.

Action: Pegasus Management

5. A.O.B.

- Happy Hour 28th November 2025 6pm

6. Date of Next Meeting

Tuesday 2nd December 4pm in the residents' lounge.

Meeting closed 16:22 pm

** Updates added