

Pegasus Gate Resident's Committee

Minutes of Committee Meeting 8th January 2025 3pm

Attendees

Paul Herber, Sue Herber, Doreen Cummins, Sue Newey, Andrea Locke, David Delaney, Alan Scott - Buildings and Communities Manager (Part time)

1. Conflicts of Interest

None

2. Apologies

None

3. Matters arising from Previous Minutes

- Weekend Cover – Status Closed
In the case of an emergency in an individual apartment still call Audivio 01962 587375.
- List of resident's email addresses, phone numbers and emergency contact – Status Closed

All residents should have completed a form with emergency contacts. This has been passed to Tunstall. All residents to tell Sue O'Brien if this changes. See Newsletter 13/12/24.

- Residents directory – Status Closed
Residents directory issued 8/1/25.
- Banding of our properties for Council Tax – Status Closed
- Kitchen Extractor Fan – Status Ongoing
Action: Paul to ask all residents to report if anyone else has an issue

4. Matters Raised by Residents

- Heating System
Some residents still have issues which have been reported. Some residents have already heard what their refund is. Some are still waiting.

- Issues with patio doors
Currently observed in apartments 31, 42 & 44. Water ingress causing swelling & staining of sills on patio doors. Water on metal strip. Draughts at bottom of doors. Apartment 44 first reported staining and swelling 21/10/24, again 27/11/24 and again with water on metal strip and draughts 8/1/25. Fault keeps getting closed, but issue is not resolved!

5. **A.O.B.**

Alan Scott attended the start of the meeting. We thank him for his time and contribution.

He explained his role as Buildings and Communities Manager. Alan covers 7 sites and a few remote sites. The committee explained their role.

The committee discussed the following issues of concern with him, some of which are covered in the paragraphs above and in previous minutes:

- Council Tax banding – in Pegasus' interest to try and get it reduced, but they can't do anything, it's up to the individual
- Water ingress on patio doors (several apartments)
- Extractor fans tripping (at least 4 apartments)
- Electricity meters not able to be automatically read by power companies (several apartments)
- David (appt. 39). Mechanism and measurement of electrical cost.
- Heating
- Creaking Roof affecting apartments on 2nd floor. Sue H played a recording of the noise
- Fire Doors not shutting properly. This has been known to Pegasus since September but is not considered a priority!! The committee felt this was not a suitable response.
- Front Doors not always shutting properly. Pegasus are considering changing the door opening mechanism so that only one door opens. This should also help keep the foyer warmer.
- Life Host not present all days due to holidays etc. Most felt that was not necessary as long as we knew who to contact in an emergency. This was independent living.
- Communal bin area. After emptying bins are not always put back the correct way round. Doors to area bang loudly when shutting, which could disturb any residents occupying apartments on this level.

Happy Hour 31st January 2025 6pm.

6. **Date of Next Meeting**

Wednesday 5^h February 3 pm.

Meeting closed 16:06 pm